Electrical Contractor Registration Agency of the Electrical Safety Authority

ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233). PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.plugintsafety.ca

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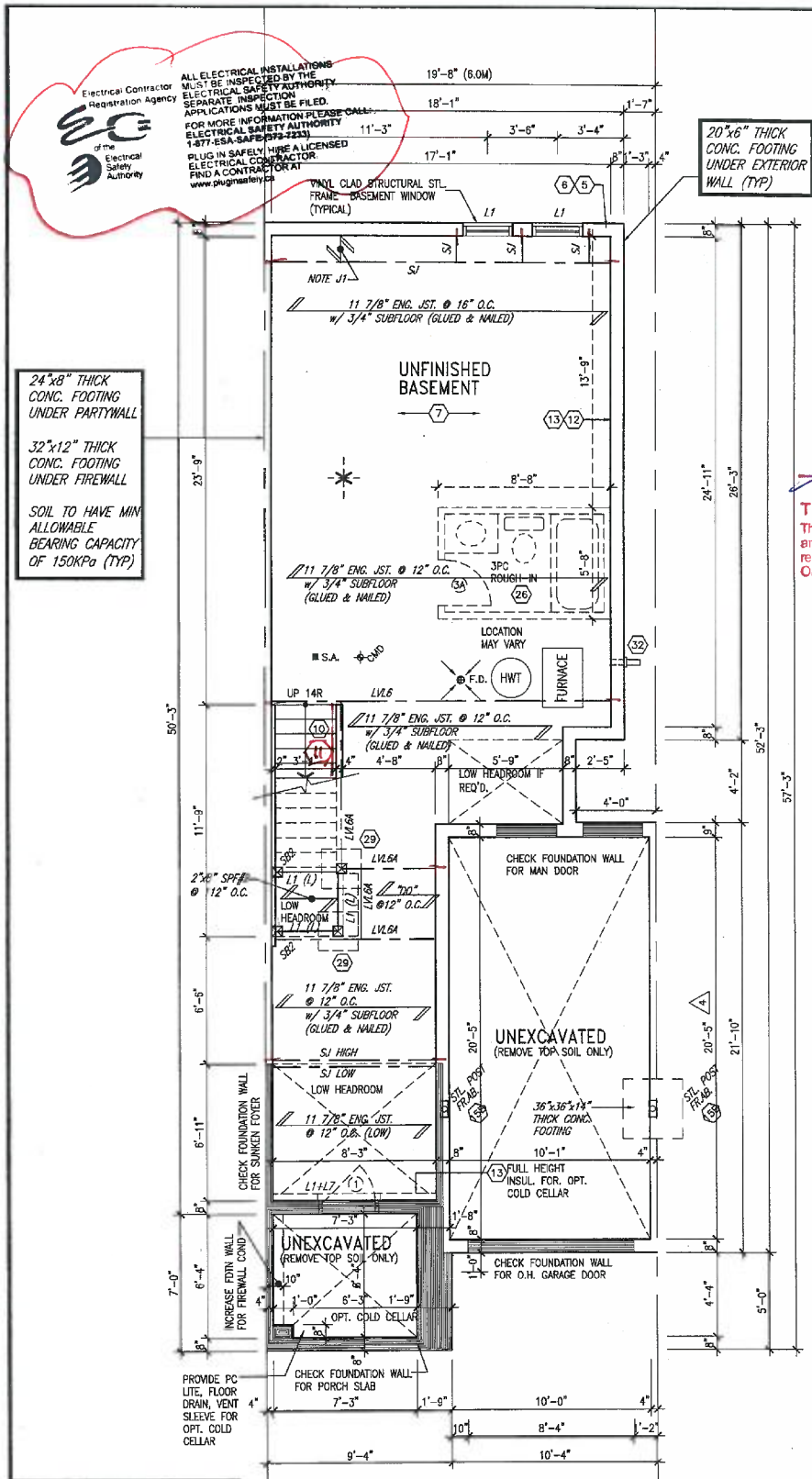
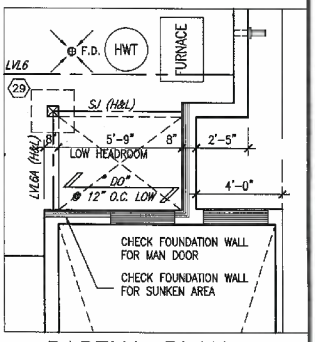
JOB COPY

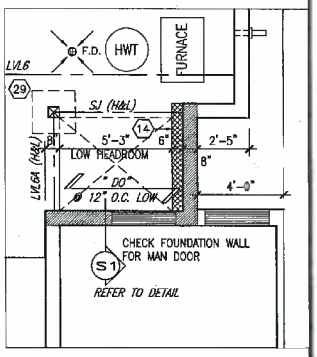
PLANS EXAMINED
SUBJECT TO REVISIONS NOTED
CHIEF BUILDING OFFICIAL
TOWN OF WHITBY DATE May 9, 2016
This examination does not exempt the Owner, Designer and the Builder from complying with all pertinent regulations and by-laws of the Town of Whitby and the Ontario Building Code.



BASEMENT PLAN 'A' & 'A' MOD.



PARTIAL PLAN
SUNKEN 1R COND



PARTIAL PLAN
SUNKEN 2R OR MORE COND

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

NOTE: FLOOR FRAMING INFO REFER TO ENG SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

ENGINEERED FLOOR SUBFLOORS: ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

no.	description	date	by
9	.	.	.
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4	REV CON FLOOR GARAGE DEPTH TO 20'-4"	NOV 09-15	RC
3	REVISED AS PER ENG COMMENTS	SEP 18-15	RC
2	REV. AS PER FL & ROOF TRUSS CO-ORD.	AUG. 25/15	WT
1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jna-Baptiste 25591
name signature BCIN
registration information
VA3 Design Inc. 42653

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

TH1
BEDFORD 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no.: 14037
date: APR 2014
BASEMENT FLOOR PLAN
drawn by: RC
checked by: –
scale: 3/16" = 1'-0"
file name: 14037-TH1
drawing no.: 1

RICHARD – H:\ARCHIVE\WORKING\2014\14037.BW\units\towns\14037-TH1.dwg – Mon – Nov 9 2015 – 9:36 AM

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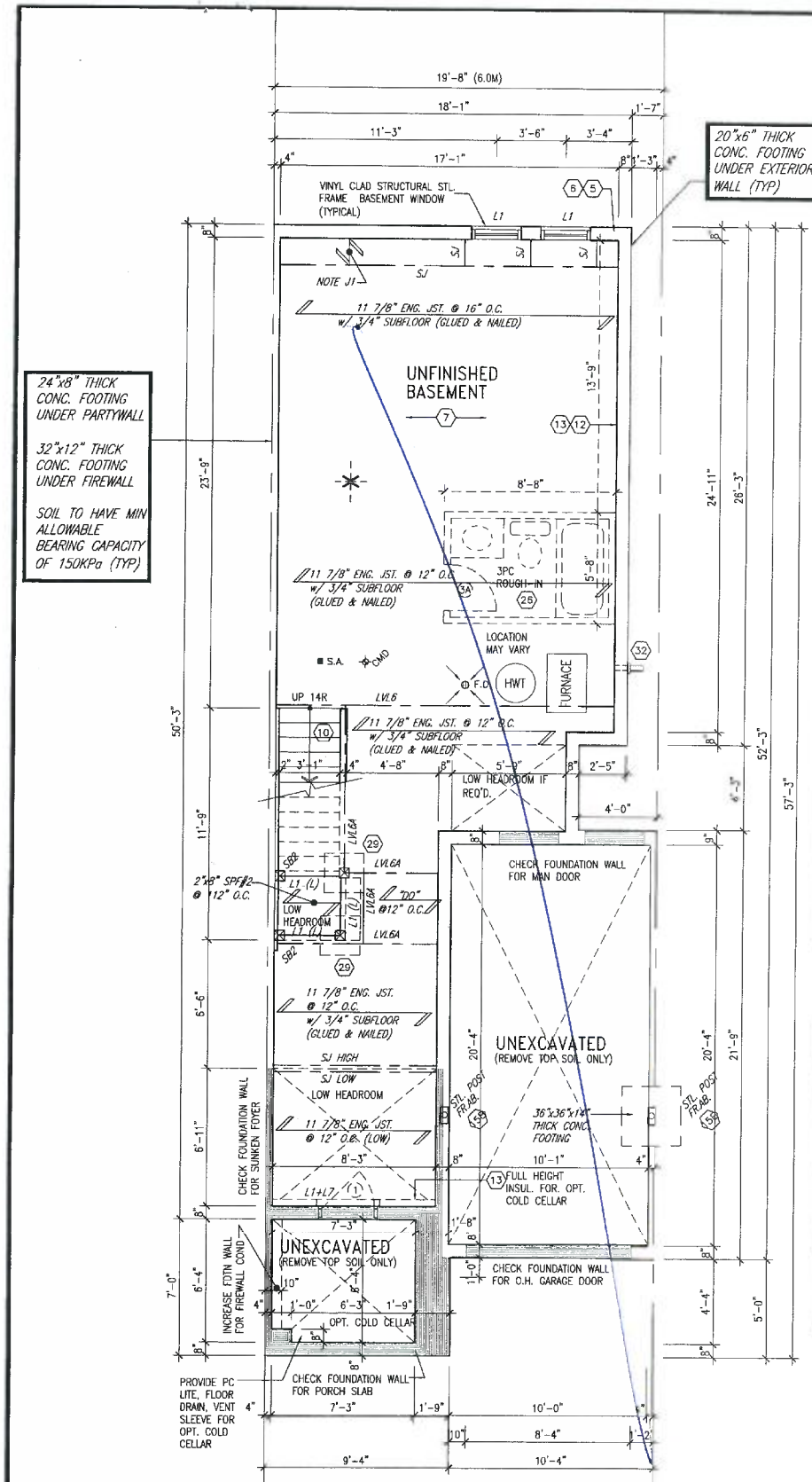
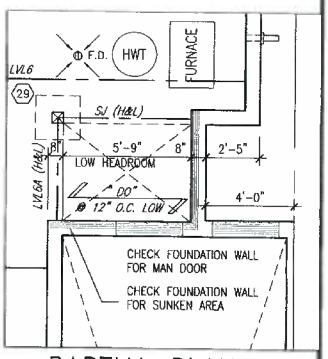
Bldg.

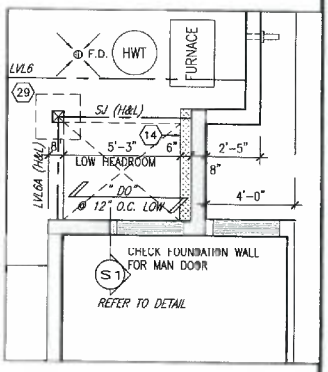
JOB COPY



BASEMENT PLAN 'A' & 'A' MOD.



PARTIAL PLAN SUNKEN 1R COND



PARTIAL PLAN SUNKEN 2R OR MORE COND

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ARCHITECTURAL REVIEW APPROVAL
SEP 24 2015
John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 28, 2015

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

NOTE:
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ENGINEERED FLOOR SUBFLOORS
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3	REVISED AS PER ENG COMMENTS	SEP 18-15	RC
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1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC

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qualification information
Wellington Jno-Baptiste — 25591
name — signature — BCIN
registration information
VA3 Design Inc. — 42658

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va3design.com

BAYVIEW WELLINGTON — TH1 BEDFORD 1

project name: CORNERBROOK — municipality: WHITBY, ON — project no. 14037

date: APR 2014 — BASEMENT FLOOR PLAN — drawing no. 1

drawn by: RC — checked by: – — scale: 3/16" = 1'-0" — file name: 14037-TH1

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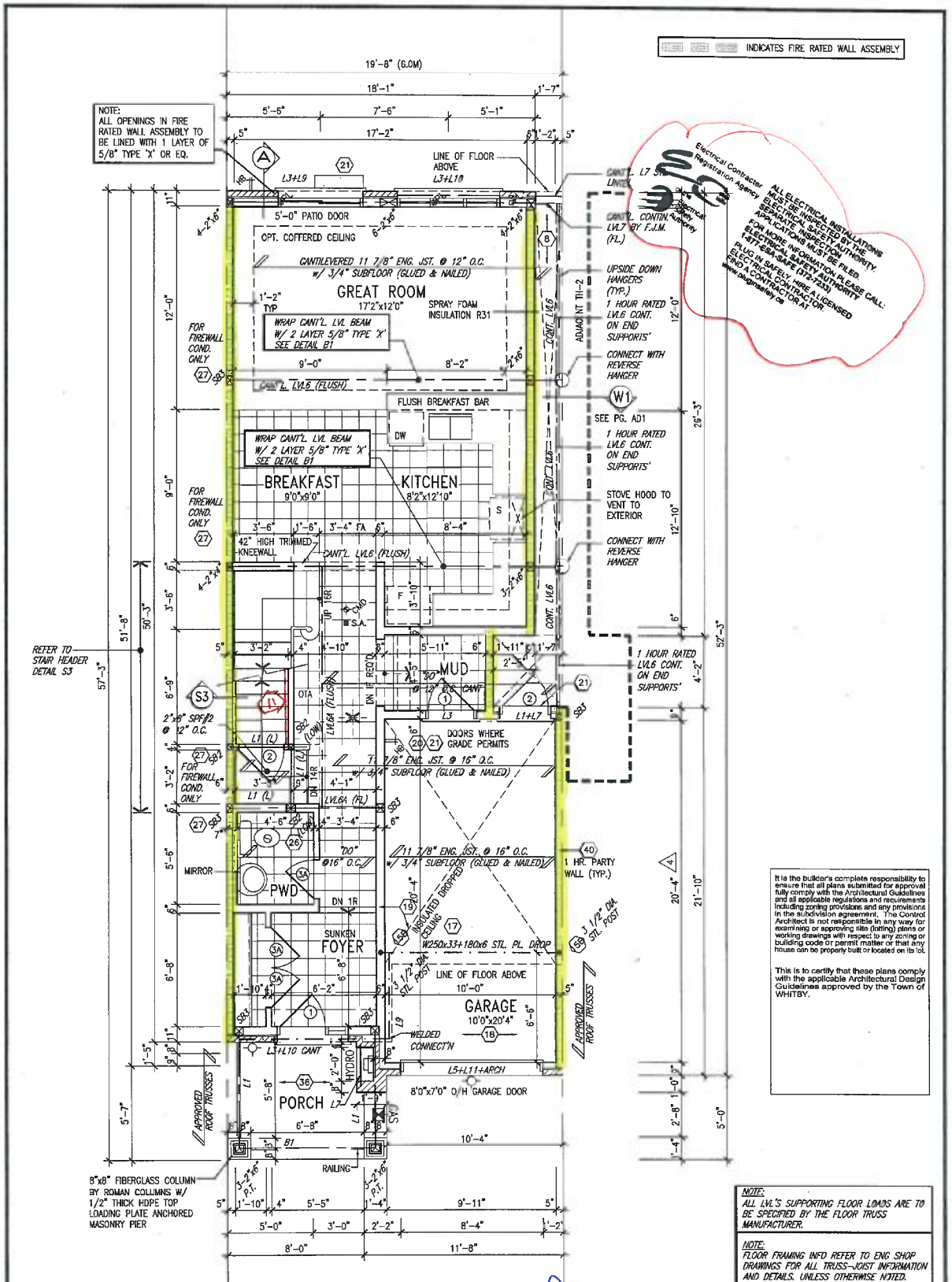

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GROUND FLOOR PLAN 'A' & 'A' MOD.

no.	description	date	by
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registration information — BCIN
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va3design.com

BAYVIEW WELLINGTON — **TH1** BEDFORD 1

project name: CORNERBROOK — municipality: WHITBY, ON — project no. 14037

date: APR 2014 — GROUND FLOOR PLAN — drawing no. 2

drawn by: RC — checked by: — scale: 3/16" = 1'-0" — file name: 14037-TH1

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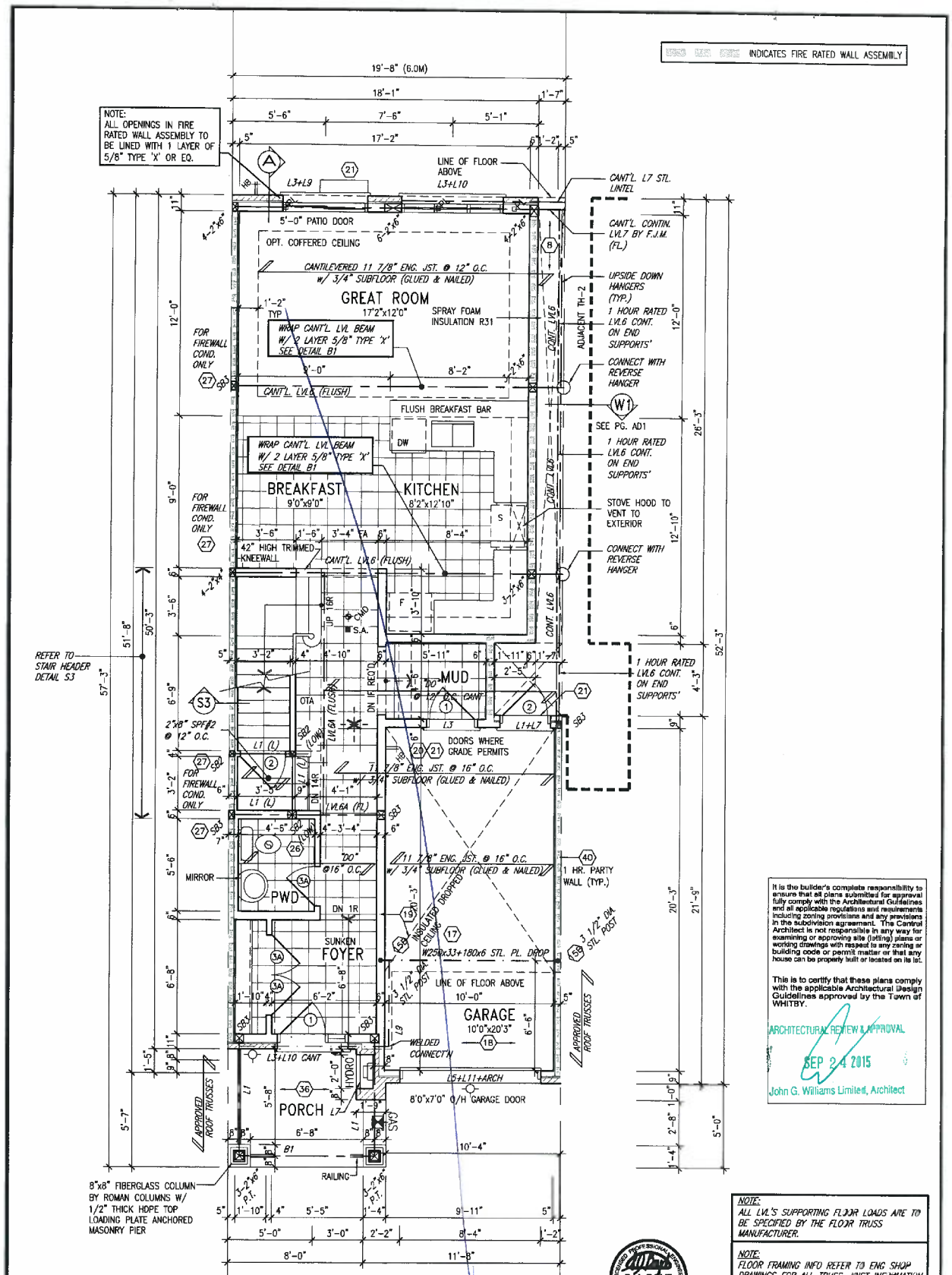

GROUND FLOOR PLAN 'A' & 'A' MOD.

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ARCHITECTURAL REVIEW & APPROVAL
SEP 24 2015
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LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO
SEPT 21, 2015

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qualification information
name: Wellington Jnc-Baptiste
signature: J.Baptiste
registration information: VA3 Design Inc.
BCIN: 25591
BCIN: 42658

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va3design.com

BAYVIEW WELLINGTON

TH1
BEDFORD 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no.: 14037
date: APR 2014
GROUND FLOOR PLAN
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-TH1
drawing no.: 2

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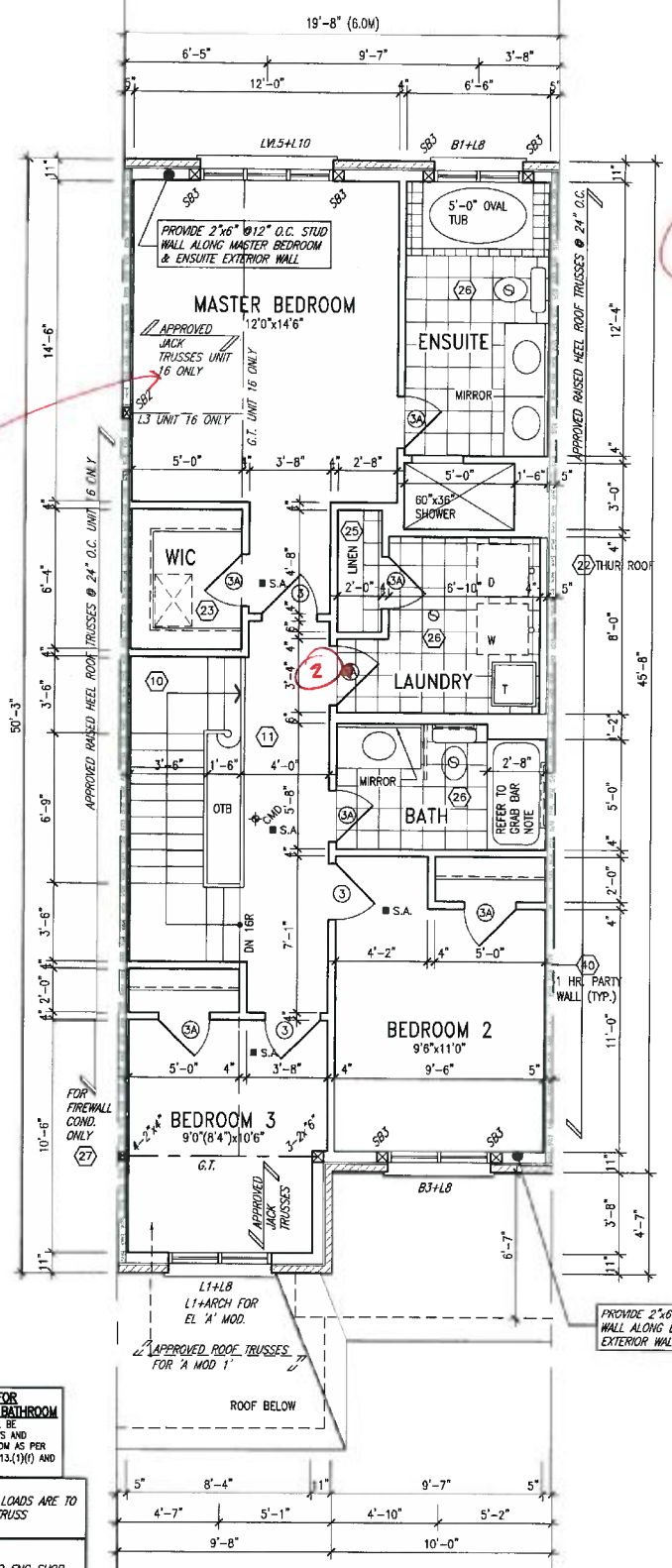
INDICATES FIRE RATED WALL ASSEMBLY



Unit 16
Block 13

Electrical Contractor Registration Agency
Electrical Safety Authority

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PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR FROM A CONTRACTOR AT www.plugintosafety.ca

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ARCHITECTURAL REVIEW & APPROVAL
SEP 24 2015
John C. Williams Limited, Architect

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

NOTE:
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NOTE:
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NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

Nov. 26/15

NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

SECOND FLOOR PLAN 'A' & 'A' MOD.

no.	description	date	by
9			
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3	REVISED AS PER ENG COMMENTS	SEP 18-15	RC
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qualification information
name: Wellington Jno-Baptiste — signature — BCIN 25591
registration information: VA3 Design Inc. — 42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON — **TH1** BEDFORD 1

project name	CORNERBROOK
municipality	WHITBY, ON
project no.	14037
date	APR 2014
drawing title	SECOND FLOOR PLAN
drawn by	RC
checked by	–
scale	3/16" = 1'-0"
file name	14037-TH1
drawing no.	3

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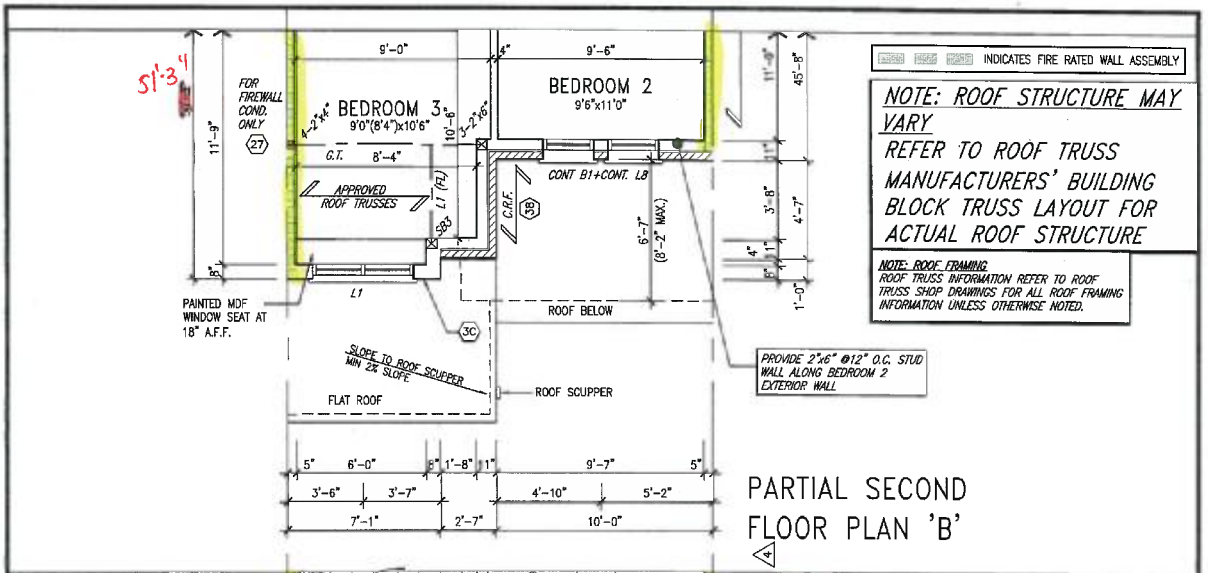
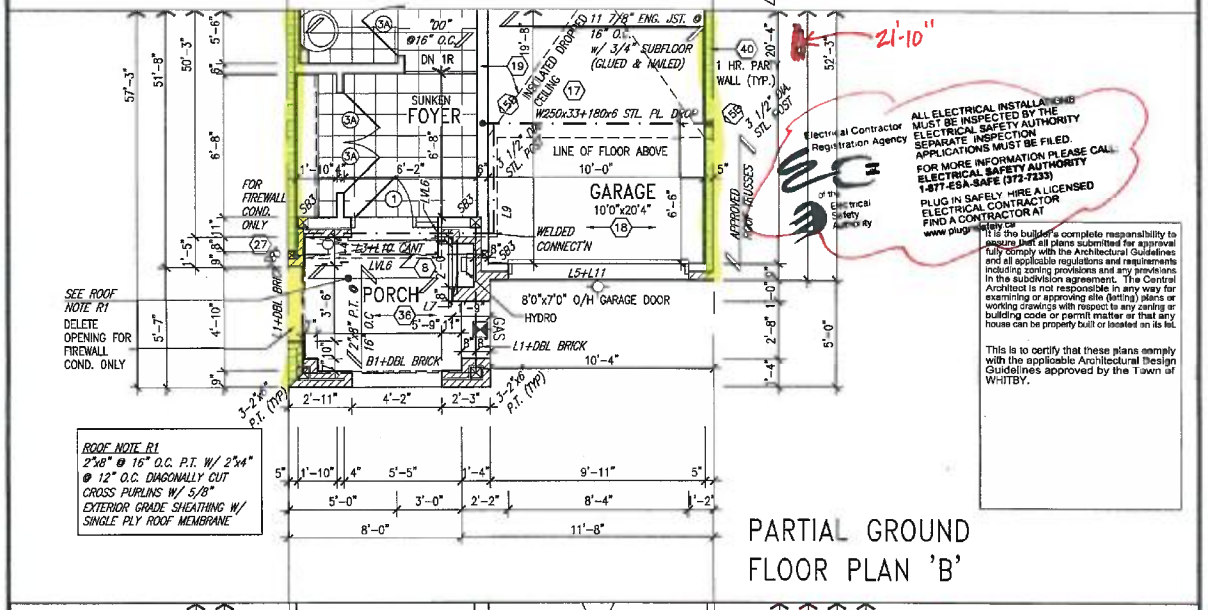
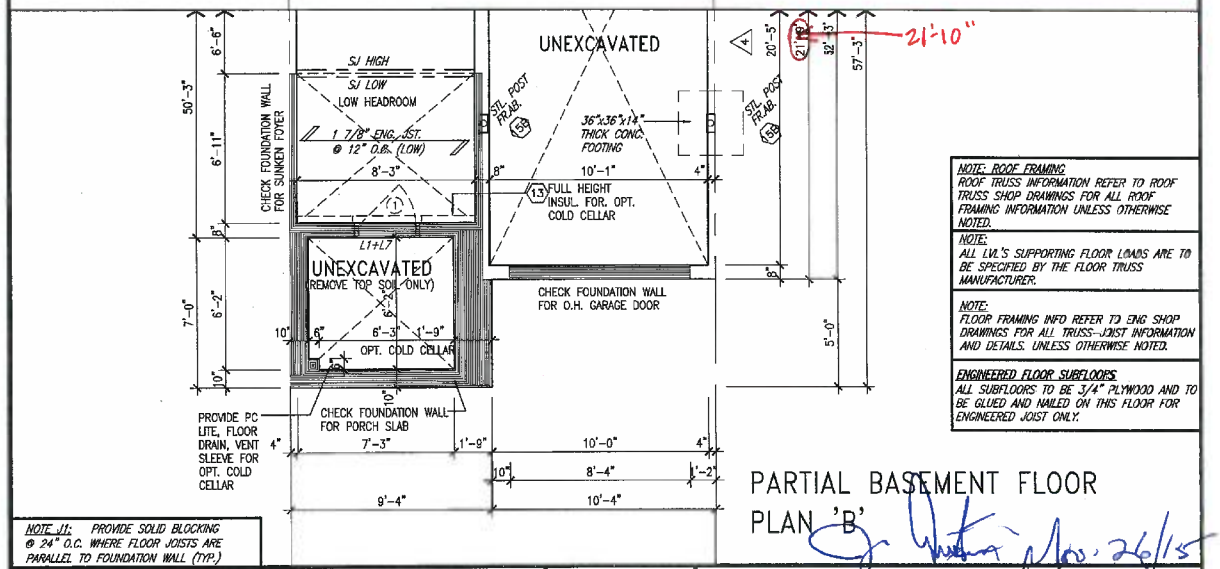


PARTIAL SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT FLOOR PLAN 'B'

Nov. 26/15

NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

no.	description	date	by
9	.	.	.
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VA3 Design Inc. — 42658

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BAYVIEW WELLINGTON — TH1 BEDFORD 1

project name: CORNERBROOK — municipality: WHITBY, ON — project no. 14037

date: APR 2014 — PARTIAL FLOOR PLAN B — drawing no. 4

drawn by: RC — checked by: – — scale: 3/16" = 1'-0" — file name: 14037-TH1

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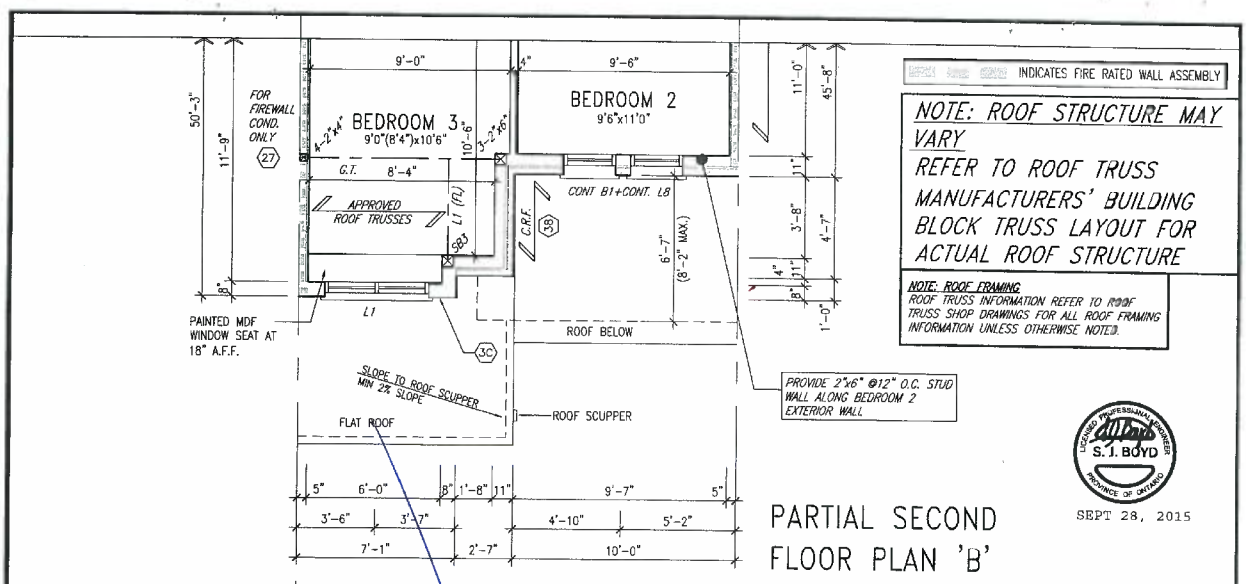
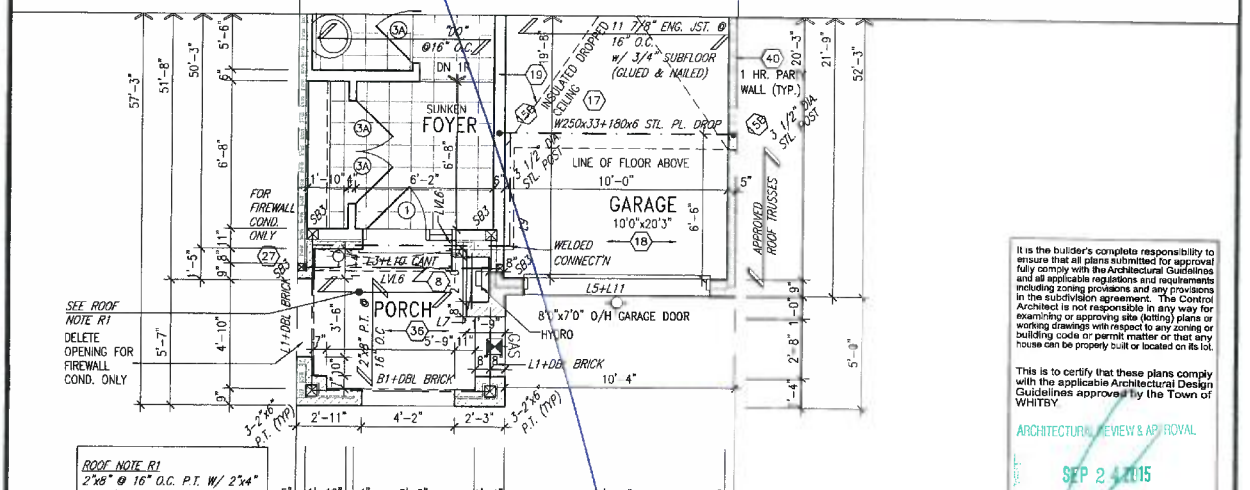
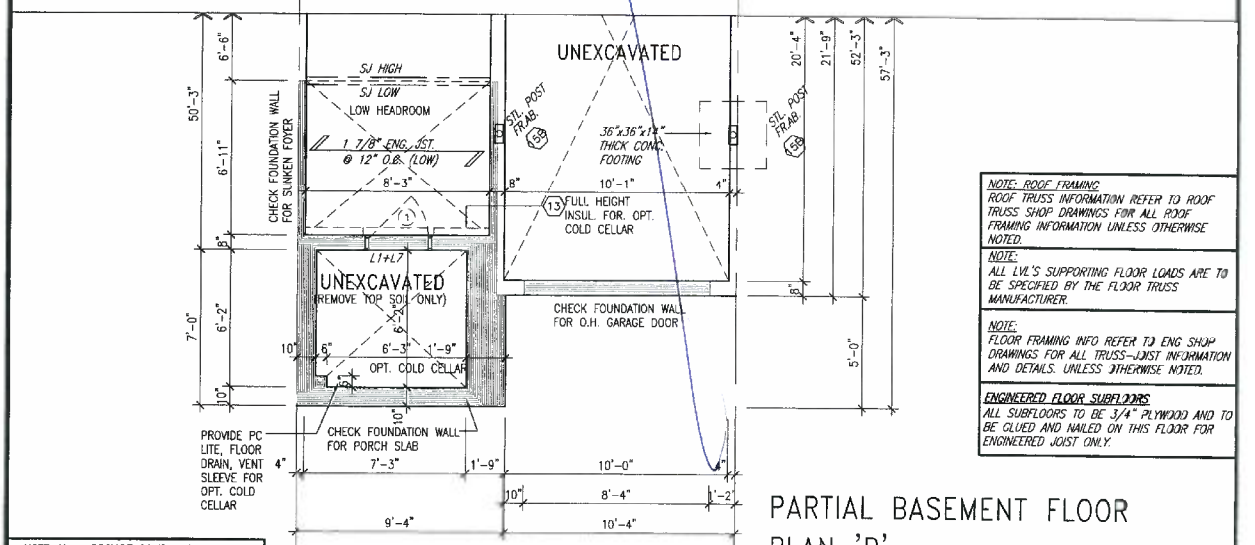


PARTIAL SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'



PARTIAL BASEMENT FLOOR PLAN 'B'

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no.	description	date	by
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va3design.com

BAYVIEW WELLINGTON — TH1 BEDFORD 1
project name: CORNERBROOK — municipality: WHITBY, ON — project no. 14037
date: APR 2014 — PARTIAL FLOOR PLAN 3 — drawing no. 4
drawn by: RC — checked by: – — scale: 3/16" = 1'-0" — file name: 14037-TH1

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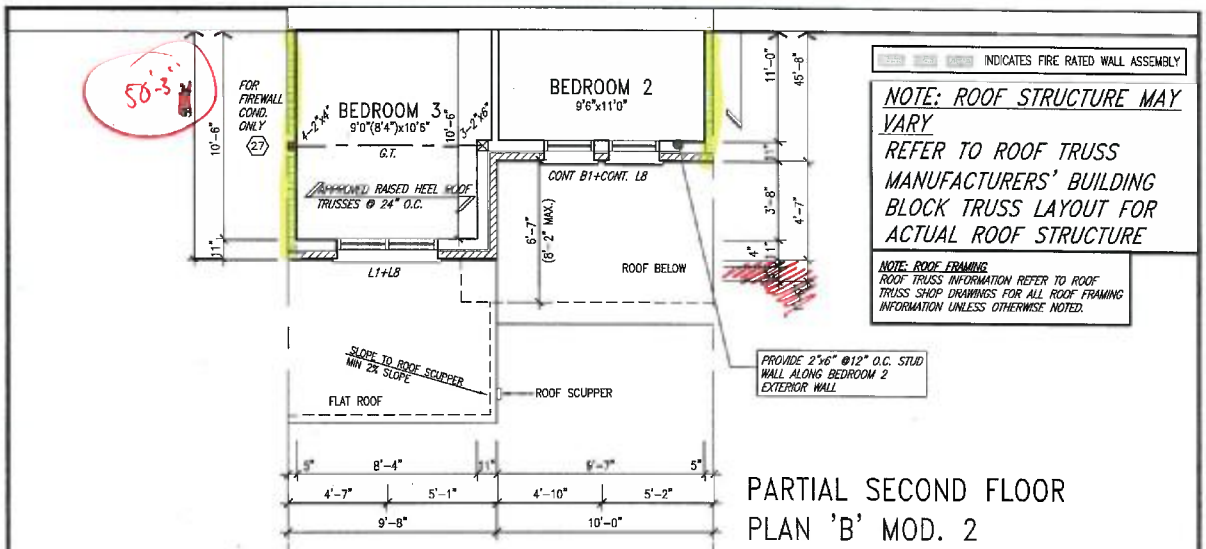
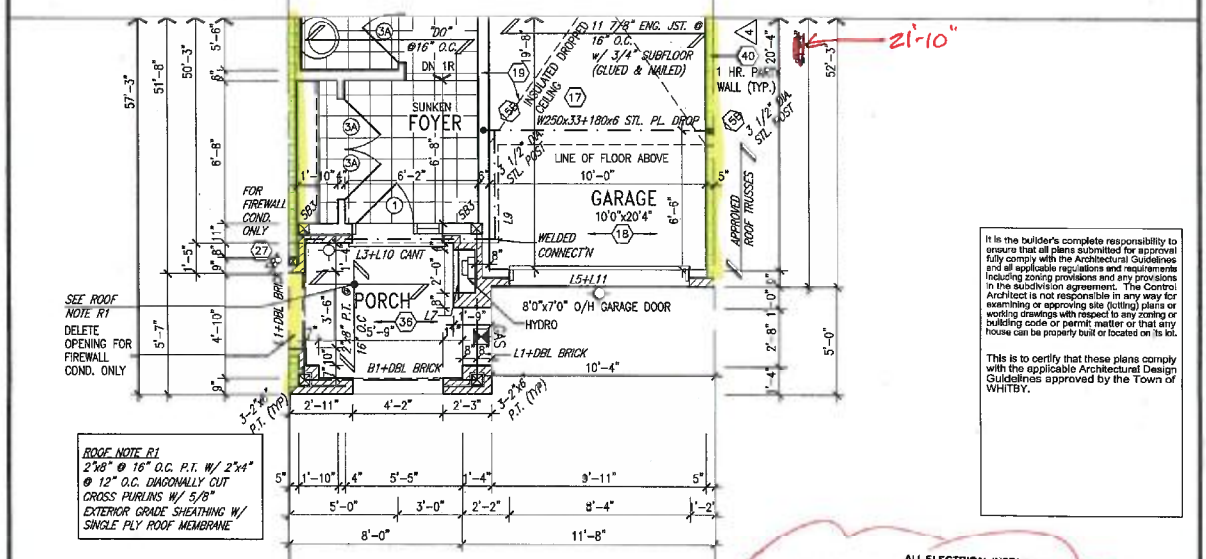


PARTIAL SECOND FLOOR PLAN 'B' MOD. 2



PARTIAL GROUND FLOOR PLAN 'B' MOD. 2

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ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

Electrical Contractor Registration Agency of the Electrical Safety Authority

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PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.pluginsafety.ca

AREA CALCULATIONS	ELEV. A ELEV. A MOD ELEV. B MOD 2	ELEV. B	ELEV. 'B' MOD 1
GROUND FLOOR AREA	729 SF	729 SF	739 SF
SECOND FLOOR AREA	942 SF	950 SF	960 SF
SUBTOTAL	1671 SF	1679 SF	1699 SF
DEDUCT ALL OPEN AREAS	10 SF	10 SF	10 SF
TOTAL NET AREA	**1661 SF** (154.31 m2)	**1669 SF** (155.06 m2)	**1689 SF** (156.91 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	946 SF (87.87 m2)	946 SF (87.87 m2)	956 SF (88.81 m2)
COVERAGE W/ PORCH	**1010 SF** (93.83 m2)	**1010 SF** (93.83 m2)	**1020 SF** (94.76 m2)

NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE:
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NOTE:
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ENGINEERED FLOOR SUBFLOORS
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Nov. 26/15

no.	description	date	by
9	.	.	.
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4	REV GDN FLOOR GARAGE DEPTH TO 20'-4"	NOV 08-15	RC
3	REVISED AS PER ENG COMMENTS	SEP 18-15	RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	WT
1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591 BCIN
name registration information
VA3 Design Inc. 42658

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VA3 DESIGN
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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

TH1
BEDFORD 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no.: 14037
date: APR 2014
PARTIAL FLOOR PLAN B
drawn by: RC
checked by: –
scale: 3/16" = 1'-0"
file name: 14037-TH1
drawing no.: 5
RICHARD – H:\ARCHIVE\WORKING\2014\14037 BW\units\bi.dwg – Mon Nov 9 2015 – 9:36 AM

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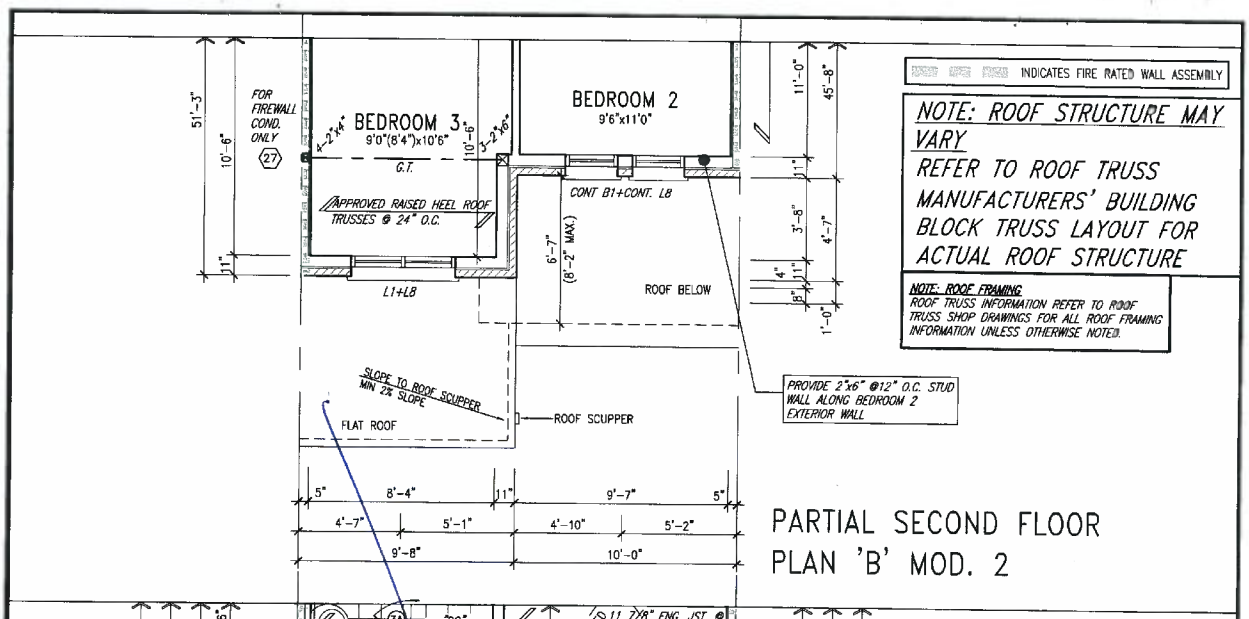
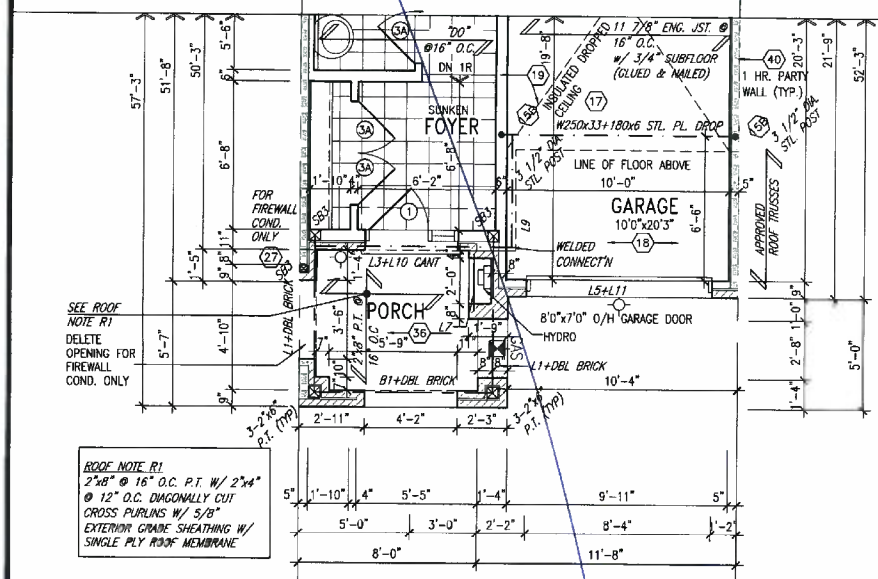


PARTIAL SECOND FLOOR PLAN 'B' MOD. 2



PARTIAL GROUND FLOOR PLAN 'B' MOD. 2

S.J. BOYD
SEPT 21, 2015

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ARCHITECTURAL REVIEW & APPROVAL
SEP 24 2015
John G. Williams Limited, Architect

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no	description	date	by
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1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC

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qualification information
Wellington Jno-Baptiste 25591
name BCIN
registration information
VA3 Design Inc. 42658

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va3design.com

BAYVIEW WELLINGTON

TH1
BEDFORD 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no.: 14037
date: APR 2014
PARTIAL FLOOR PLAN B
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-TH1
drawing no.: 5

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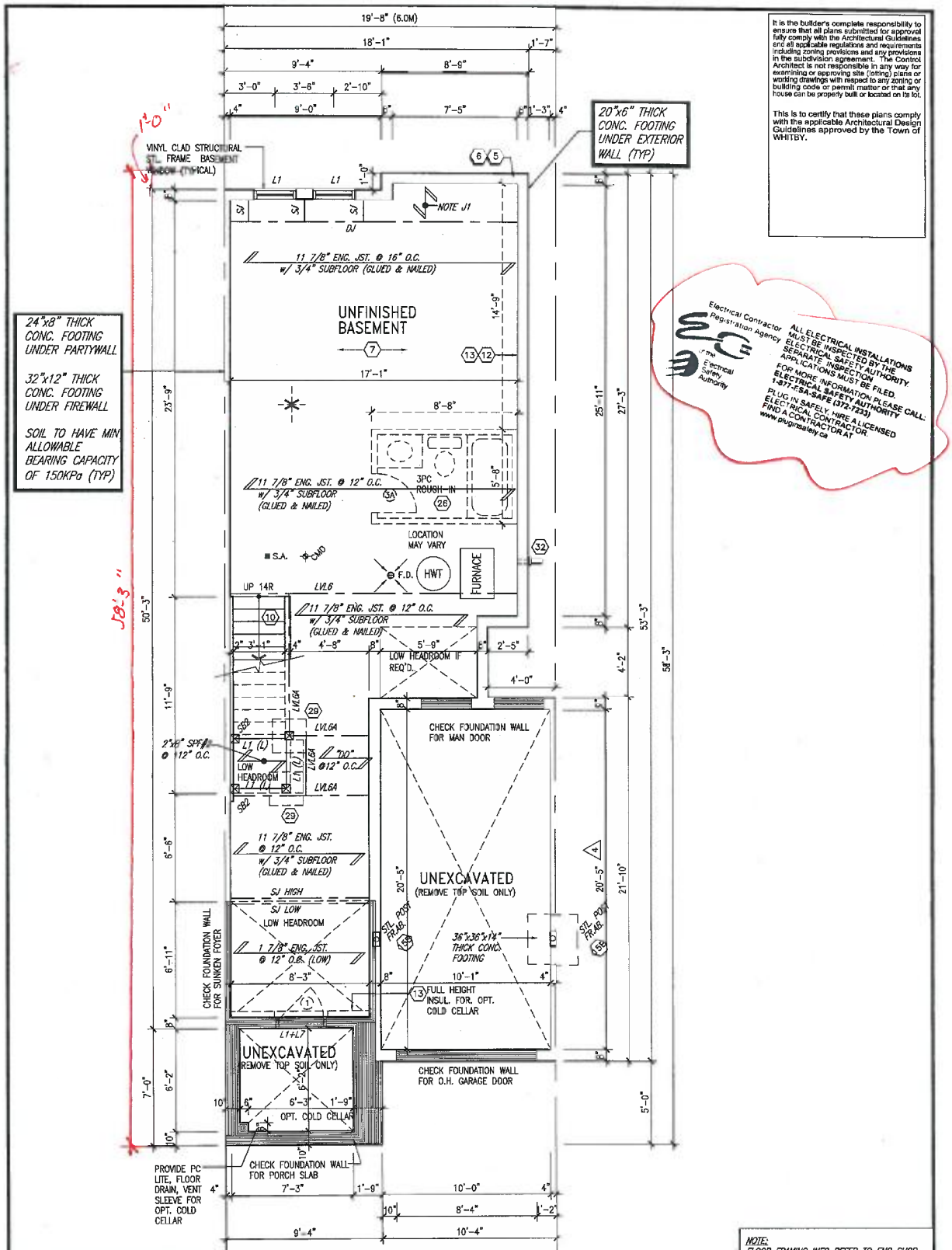

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Electrical Contractor Registration Agency
Ontario Electrical Safety Authority

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J8'-3"

NOTE:
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NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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BASEMENT PLAN 'B' MOD.
REAR UPGRADE LOT 9

BLOCK 12

Nov. 26/15

no.	description	date	by
9	.	.	.
8	.	.	.
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1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC

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qualification information
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name — registration information — BCIN
VA3 Design Inc. — 42658

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t: 416.630.2255 f: 416.630.4782
va3design.com

BAYVIEW WELLINGTON — TH1 BEDFORD 1

project name: CORNERBROOK — municipality: WHITBY, ON — project no.: 14037

date: APR 2014 — BASEMENT FLOOR PLAN — drawing no.: 6

drawn by: RC — checked by: – — scale: 3/16" = 1'-0" — file name: 14037-TH1

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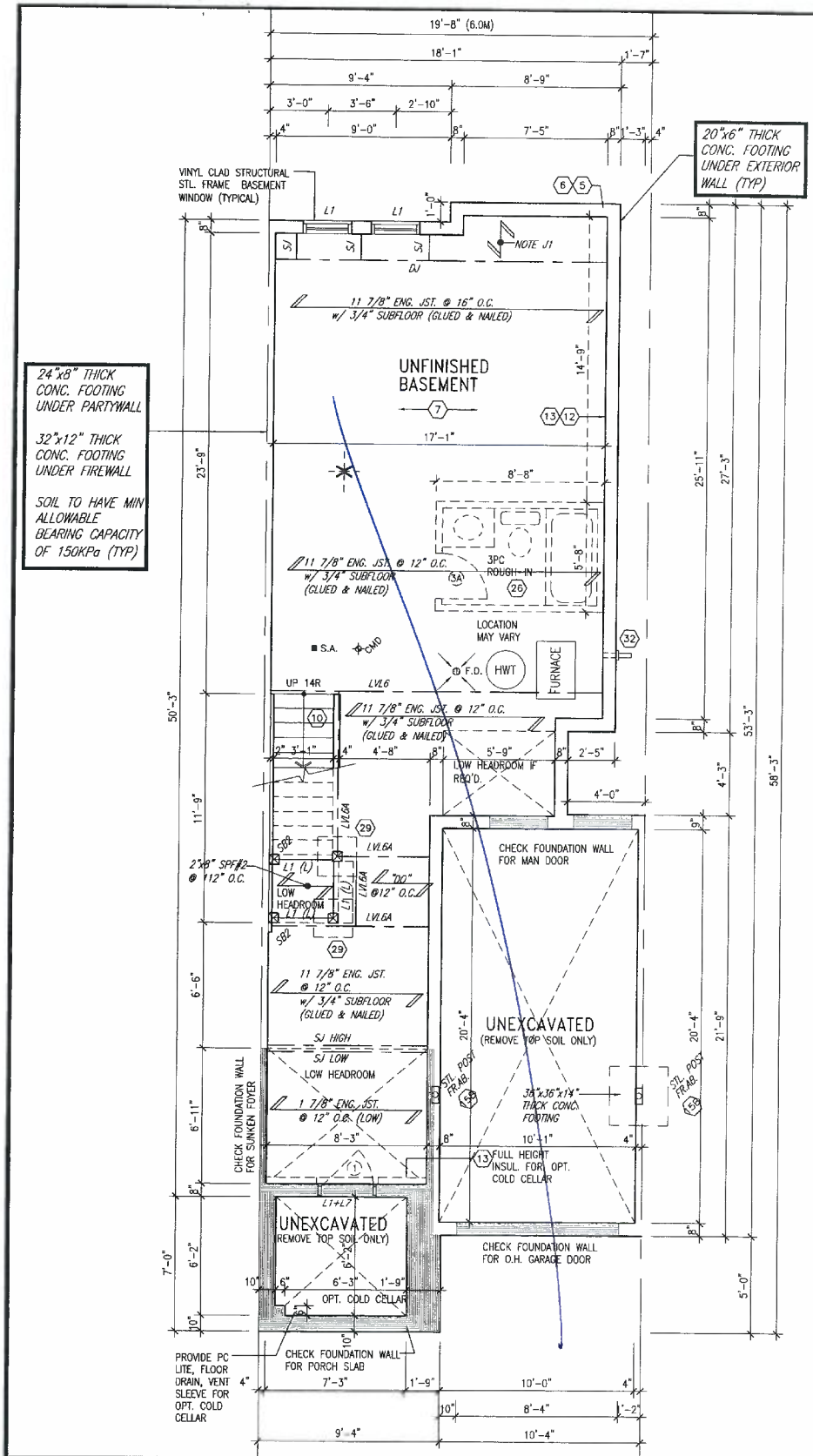

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ARCHITECTURAL REVIEW & APPROVAL

SEP 24 2015

John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 28, 2015

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BASEMENT PLAN 'B' MOD.
REAR UPGRADE LOT 9

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no.	description	date	by
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4			
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2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	WT
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name — BCIN
registration information
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON — TH1 BEDFORD 1

project name: CORNERBROOK — municipality: WHITBY, ON — project no. 14037

date: APR 2014 — BASEMENT FLOOR PLAN — drawing no. 6

drawn by: RC — checked by: — scale: 3/16" = 1'-0" — file name: 14037-TH1

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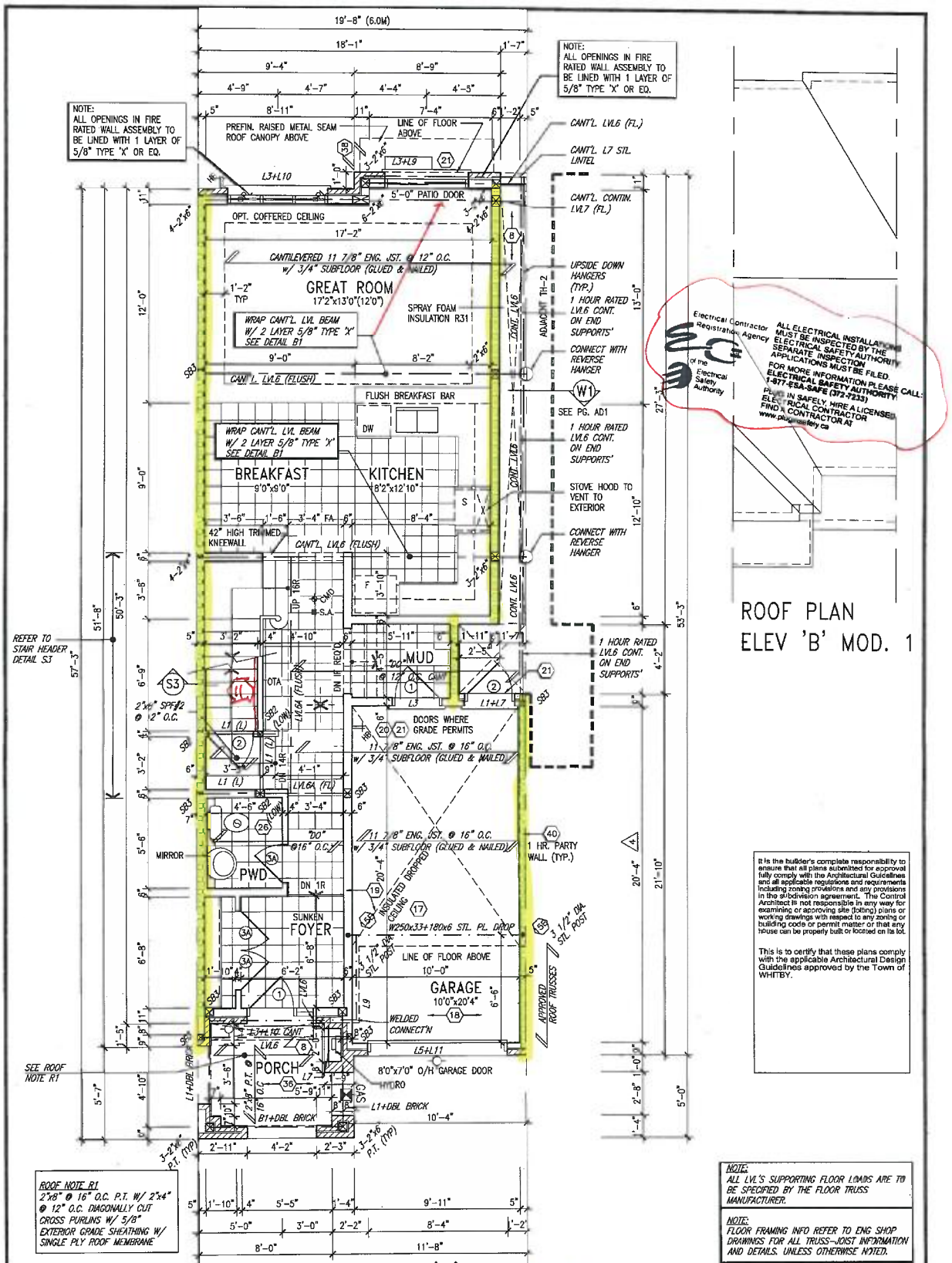

GROUND FLOOR PLAN 'B' MOD.
REAR UPGRADE LOT 9
Block 12

ROOF PLAN
ELEV 'B' MOD. 1

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name signature BCIN
registration information
VA3 Design Inc. 42558

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va3design.com

BAYVIEW WELLINGTON
TH1
BEDFORD 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no.: 14037

date: APR 2014
GROUND FLOOR PLAN
drawn by: RC
checked by: –
scale: 3/16" = 1'-0"
file name: 14037-TH1
drawing no.: 7

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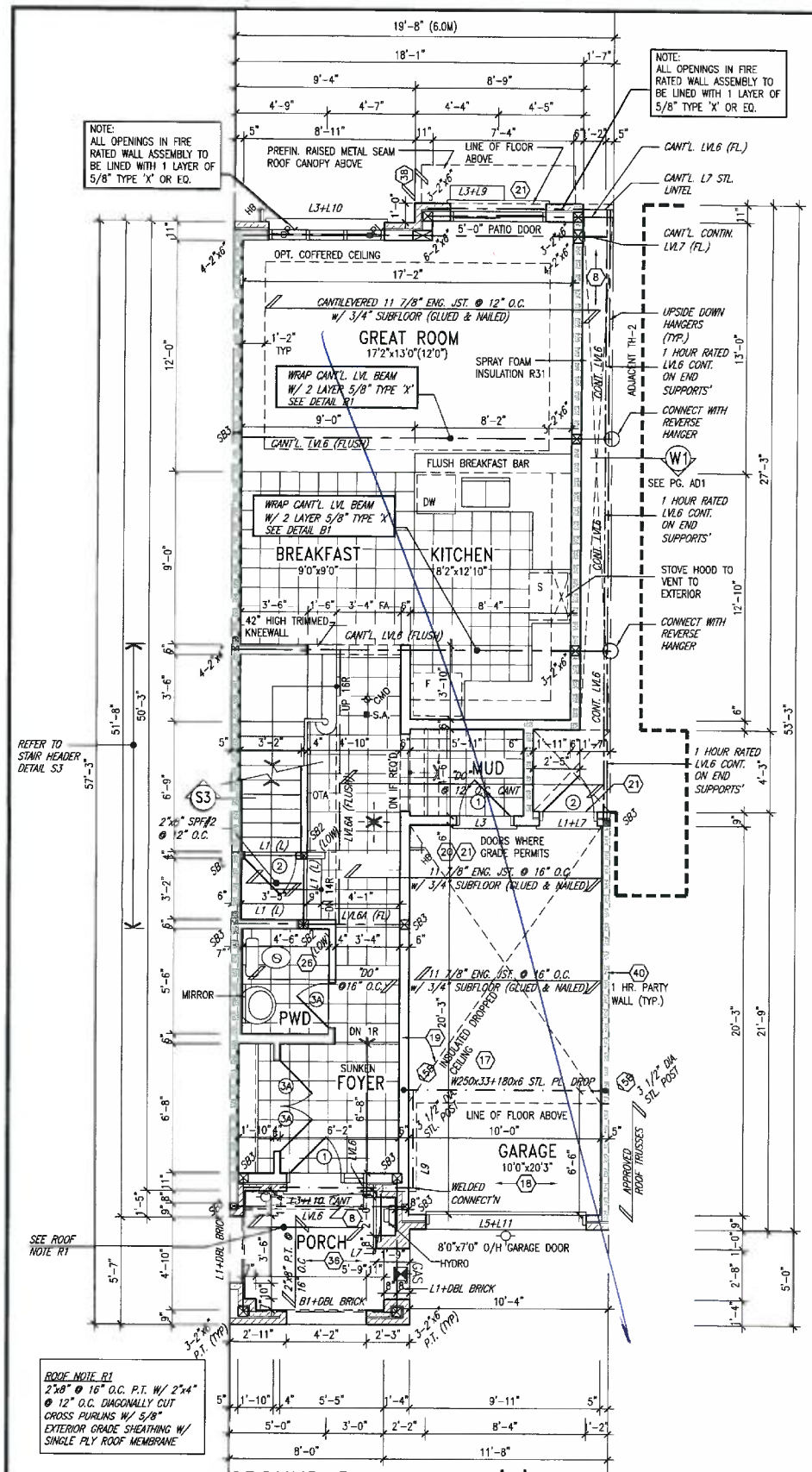
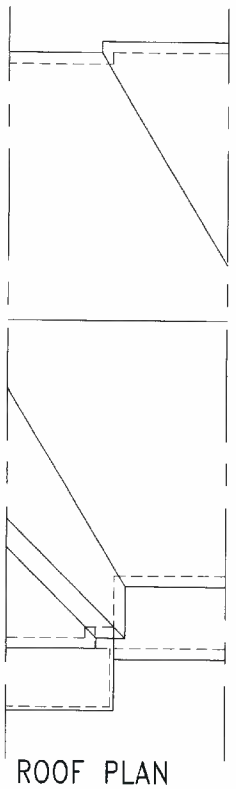


GROUND FLOOR PLAN 'B' MOD.
REAR UPGRADE LOT 9



ROOF PLAN
ELEV 'B' MOD. 1

S.J. BOYD
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

SEPT 21, 2015

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BAYVIEW WELLINGTON

TH1
BEDFORD 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no. 14037

date: APR 2014
GROUND FLOOR PLAN
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-TH1
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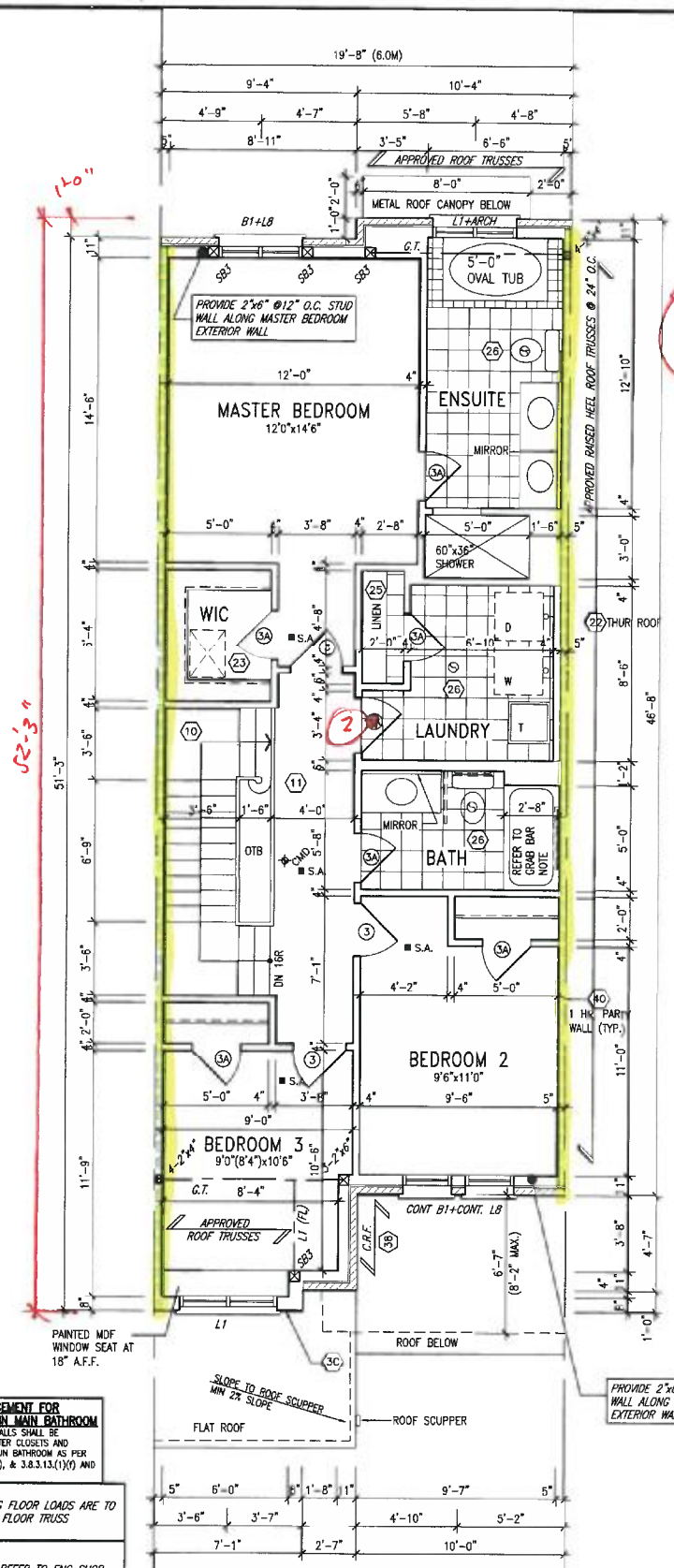

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LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

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ARCHITECTURAL REVIEW & APPROVAL

SEP 24 2015

John G. Williams Limited, Architect

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.6.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

NOTE:
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NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

SECOND FLOOR PLAN
'B' MOD. REAR
UPGRADE LOT 9 BLOCK 12

no.	description	date	by
9	.	.	.
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3	REVISED AS PER ENG COMMENTS	SEP 18-15	RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	WT
1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste — signature — 25591
name — BCIN
registration information
VA3 Design Inc. — 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON — **TH1** BEDFORD 1

project name: CORNERBROOK — municipality: WHITBY, ON — project no. 14037

date: APR 2014 — SECOND FLOOR PLAN — drawing no. 8

drawn by: RC — checked by: – — scale: 3/16" = 1'-0" — file name: 14037-TH1

RICHARD – H:\ARCHIVE\WORKING\2014\14037.BW\units\towns\14037-TH1.dwg – Mon – Sep 21 2015 – 9:43 AM

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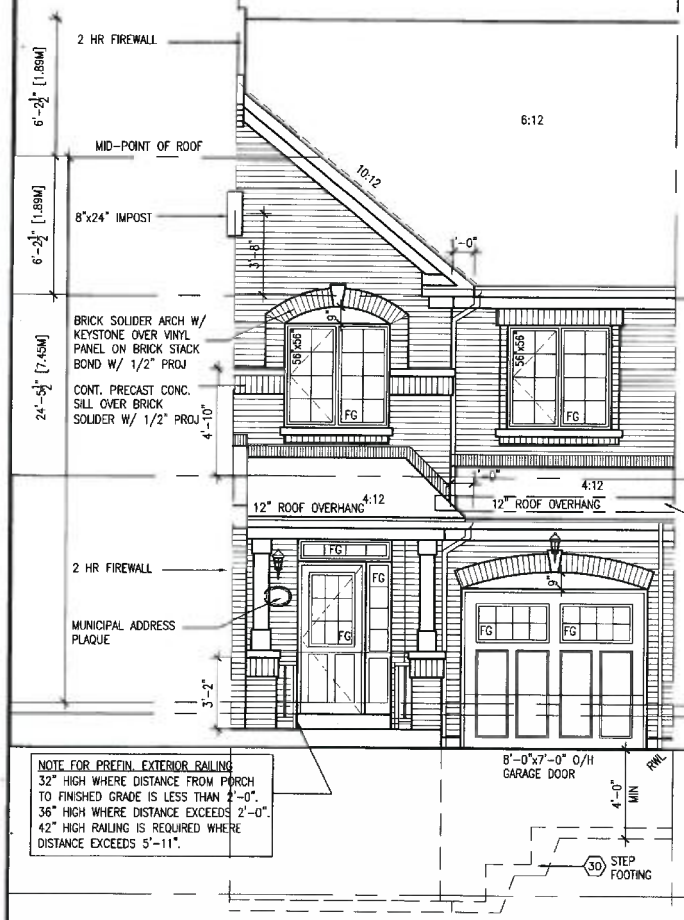
ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM UNLESS OTHERWISE DIRECTED. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

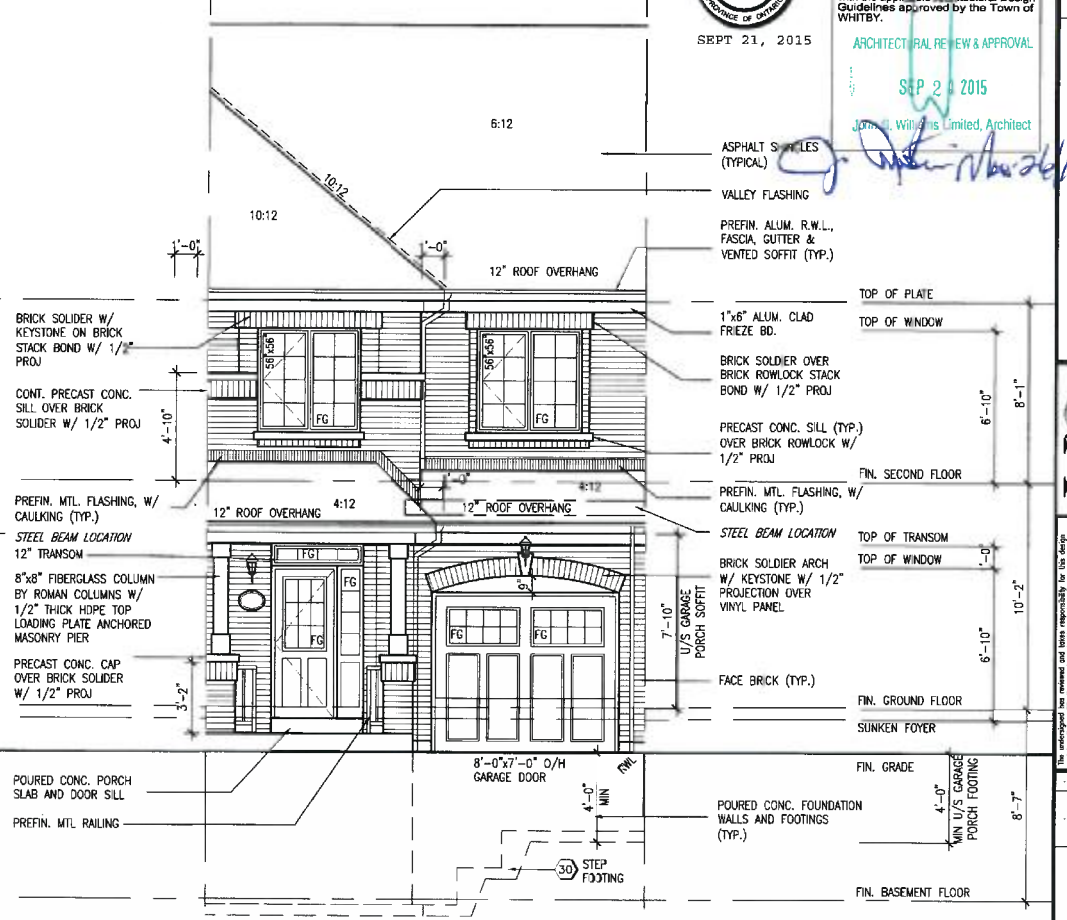
ALL KEYSTONE TO BE 3" TALLER THAN BRICK / STONE HEADERS



NOTE FOR PREFIN. EXTERIOR RAILING
32" HIGH WHERE DISTANCE FROM PORCH TO FINISHED GRADE IS LESS THAN 2'-0".
36" HIGH WHERE DISTANCE EXCEEDS 2'-0".
42" HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 5'-11".

FRONT ELEVATION 'A' MOD. W/ FIREWALL

WHEN PAIRED W/ TH-3 MOD 1 W/ FIREWALL



FRONT ELEVATION 'A'

WHEN PAIRED W/ TH-3, TH-4 OR TH-5

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
SEPT 21, 2015

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITBY.

ARCHITECTURAL REVIEW & APPROVAL
SEP 2 0 2015
John R. Williams Limited, Architect

no.	description	date	by
3	REVISED AS PER ENG COMMENTS	SEP. 16-15	RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	MG
1	ISSUE FOR CLIENT REVIEW	JUN. 16-15	RC

Drawings are not to be scaled.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to do it design.

name	registration information
Wellington Jno-Baptiste	25591
VA3 Design Inc.	42858

Contractor must verify all dimensions on the job and report any discrepancies to the designer before proceeding with the work. Drawings not to be scaled. Drawings are the property of the designer which must be returned at the completion of the work.

BCIN

TH1
BEDFORD 1

project name: BAYVIEW WELLINGTON
municipality: WHITBY, ON
project no. 14037
drawing no. 9
FRONT ELEVATIONS
date: APR 2014
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-TH1
RICHARD — H:\ARCHIVE\WORKING\2014\14037 BW\Julia\Users\14037-TH1.dwg — Mon — Sep 21 2015 — 9:49 AM

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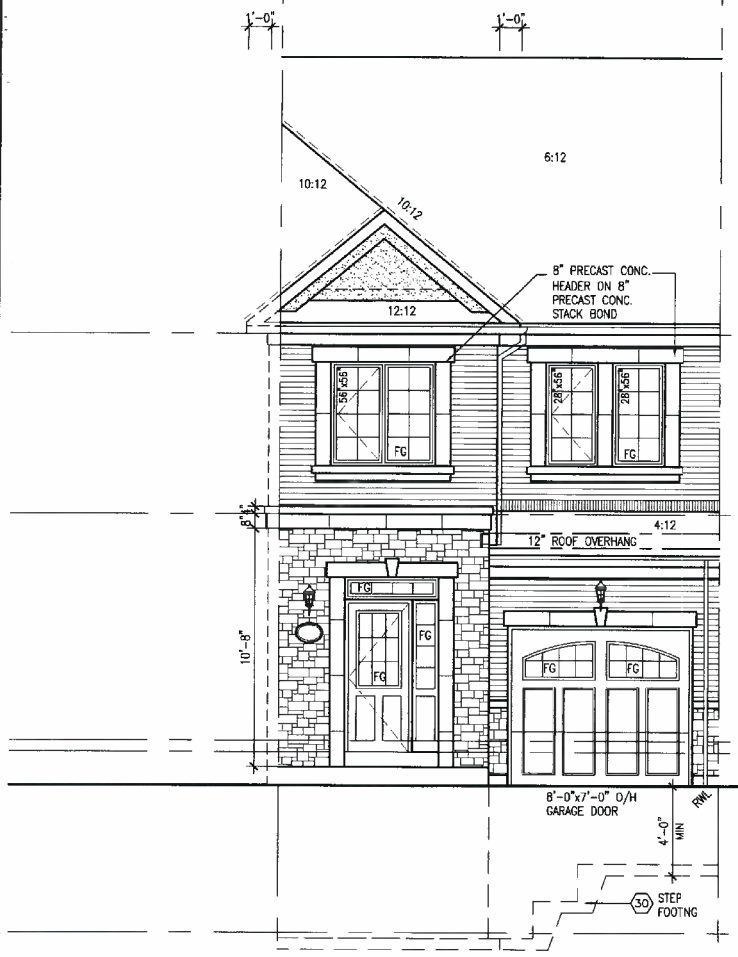
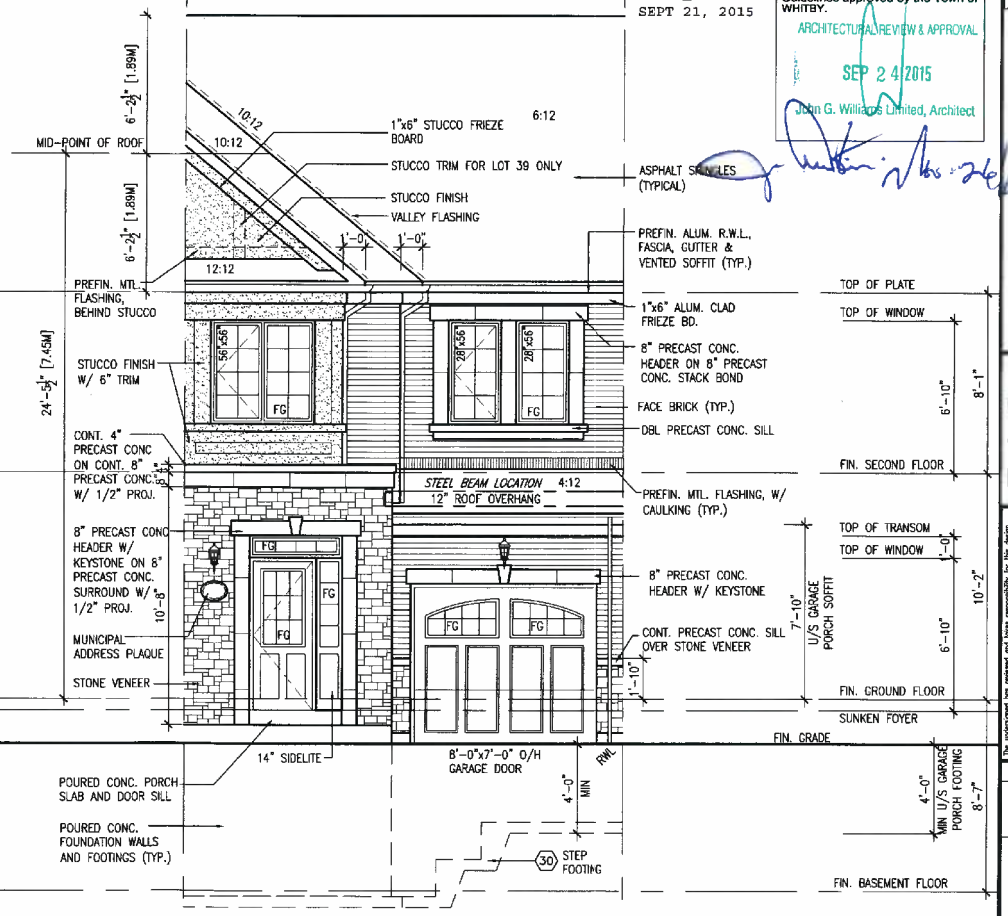
ALL KEYSTONE TO BE 3" TALLER THAN BRICK / STONE HEADERS



FRONT ELEVATION 'B' MOD. 2



FRONT ELEVATION 'B'

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015

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ARCHITECTURAL REVIEW & APPROVAL

SEP 24 2015

John G. Williams Limited, Architect

TH1
BEDFORD 1

project no. 14037

BAYVIEW WELLINGTON

municipality: WHITBY, ON

project name: CORNERBROOK

FRONT ELEVATIONS

drawing no. 10

date: APR. 2014 | drawn by: RC | checked by: - | scale: 3/16" = 1'-0" | file name: 14037-TH1

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Toronto ON M3H 1S8
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Wellington Jno-Baptiste — 25591
name — signature — registration information

VA3 Design Inc. — 42658
firm — registration information

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. Drawings are not to be scaled. Drawings are the property of the Designer which must be returned at the completion of the work.

no	description	date	by
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2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	MT
1	ISSUE FOR CLIENT REVIEW	JUN. 16-15	RC

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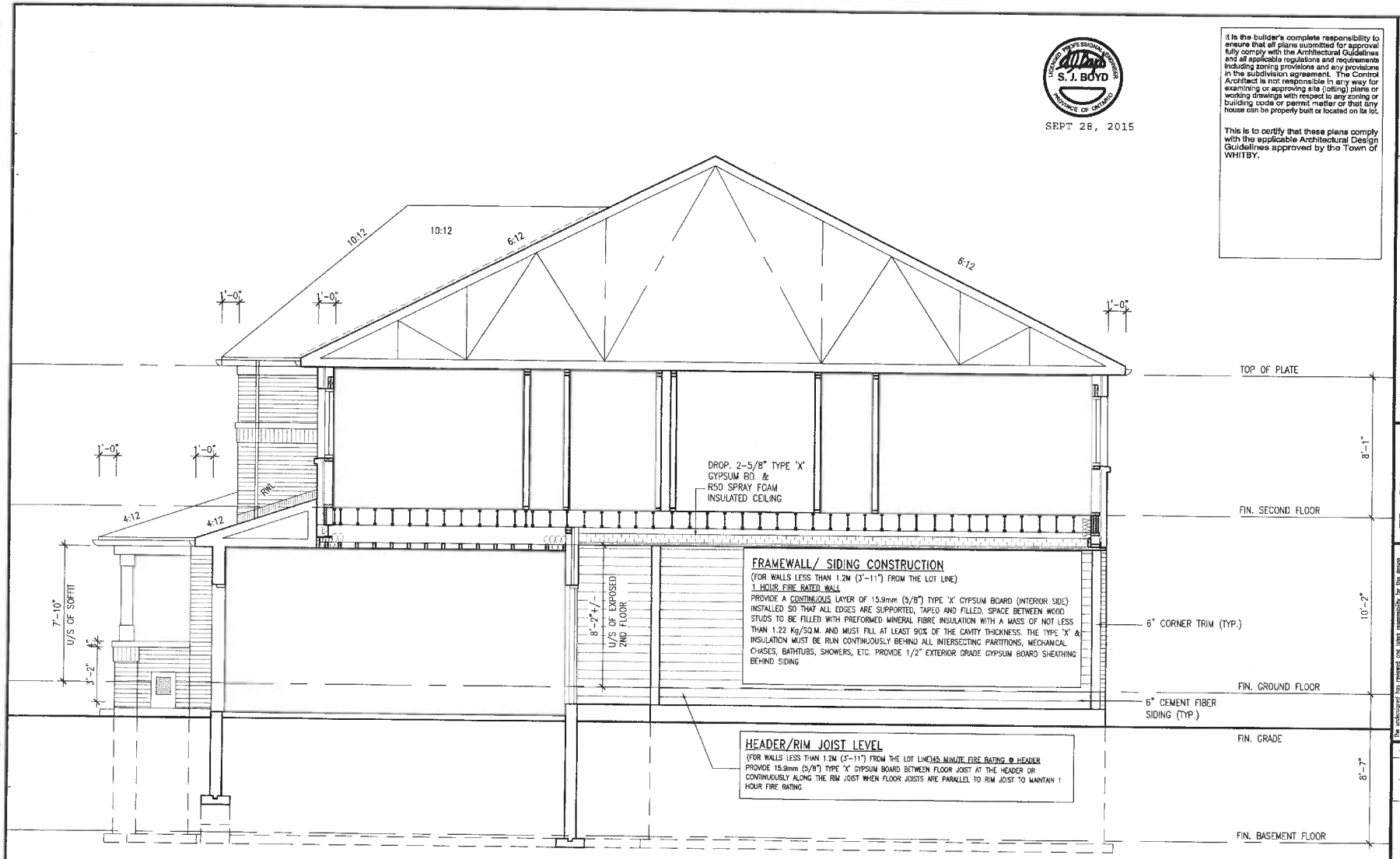

INTERIOR SIDE ELEVATION – ELEV. 'A'

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO

SEPT 28, 2015

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TH1
BEDFORD 1

project no. 14037

BAYVIEW WELLINGTON

municipality: WHITBY, ON

project name: CORNERBROOK

INTERIOR SIDE ELEVATION 'A'

drawing no. 11

date: APR 2014
drawn by: RC
checked by: –
scale: 3/16" = 1'-0"
file name: 14037-TH1
PATHNAME: W:\WORKING\2014\14037 BW\acad\Views\14037-TH1.dwg – Fri – Sep 25 2015 – 10:55 AM

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Toronto ON M3H 1S8
t 416.630.2255 / 416.630.4782
va3design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meet the requirements set out in the Ontario Building Code to be a designer.

qualification information: Wellington Jhon–Baptiste 25591
name: BCIN
registration information: VA3 Design Inc. 42655

signature

no.	description	date	by
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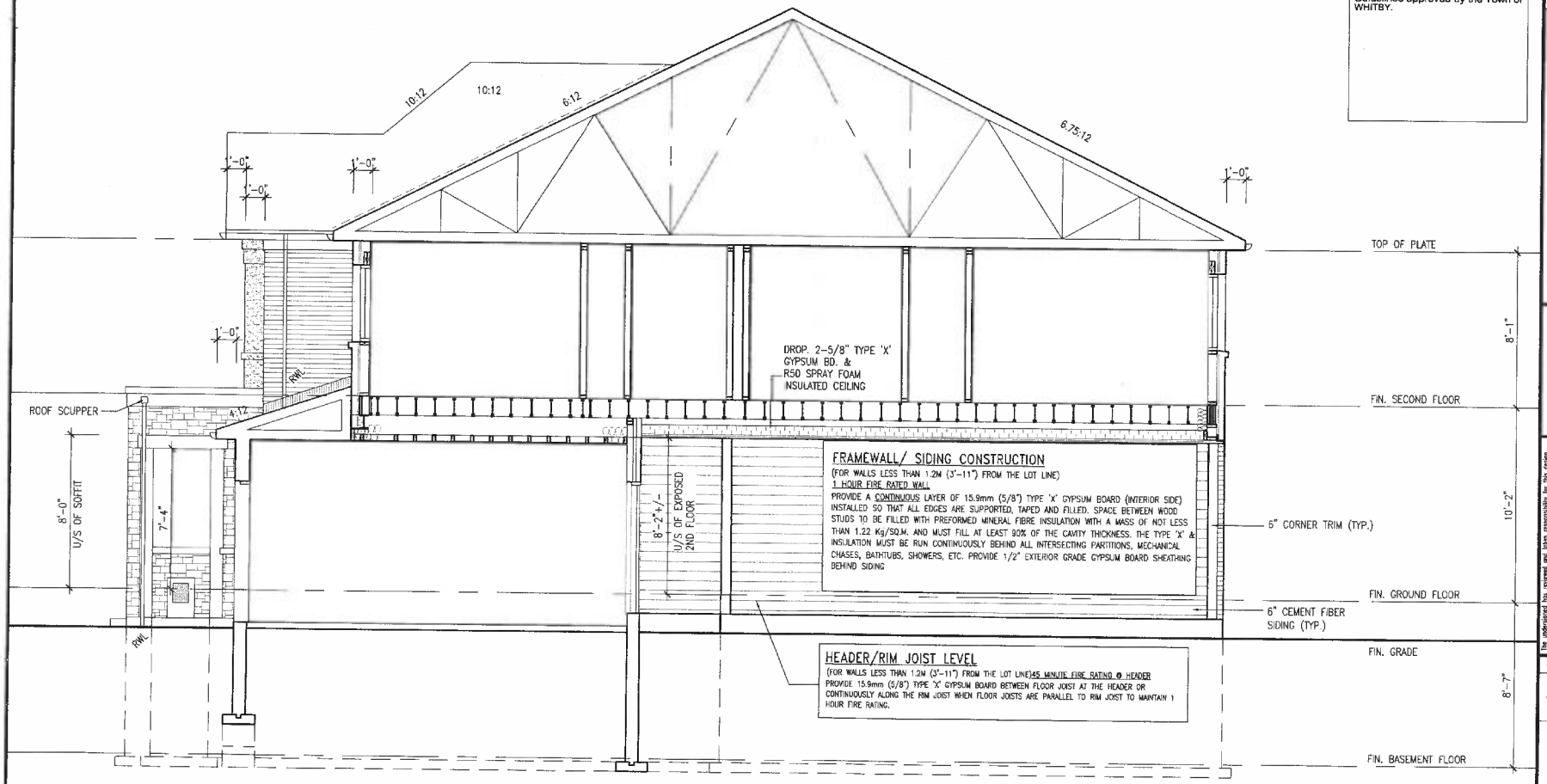

INTERIOR SIDE ELEVATION – ELEV. 'B'

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

SEPT 28, 2015

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TH1
BEDFORD 1

BAYVIEW WELLINGTON

project name: CORNERBROOK
municipality: WHITBY, ON
INTERIOR SIDE ELEAVTION 'B'

date: APR. 2014
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-TH1
drawing no. 12
project no. 14037

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t 416.630.7255 f 416.630.4782
va3design.com

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1	ISSUE FOR CLIENT REVIEW	JUN. 16-15	RC
no.	description	date	by

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qualification information
Wellington Jhn-Baptiste
name
registration information
VA3 Design Inc.
signature
BCIN 25591
BCIN 42658

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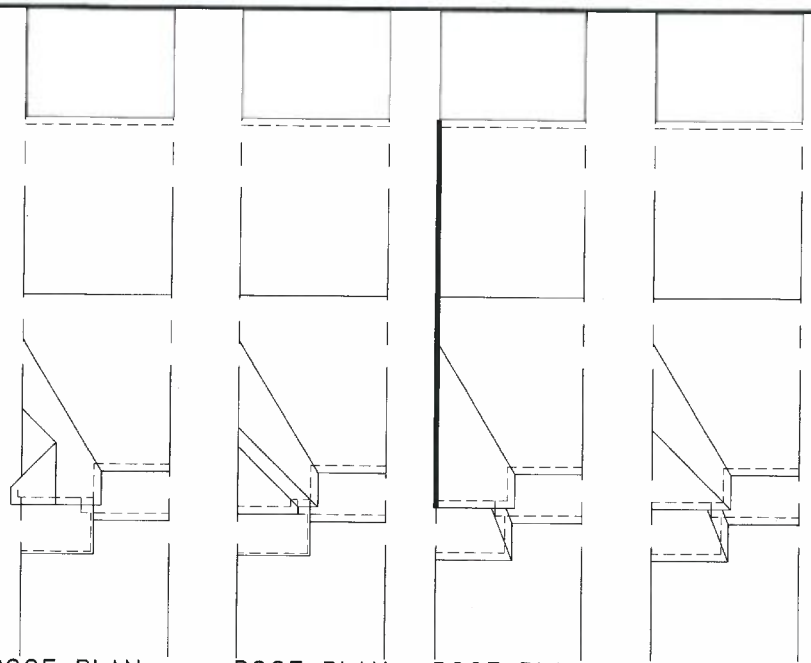

ROOF PLAN ELEV 'B' MOD. 2

ROOF PLAN ELEV 'B'

ROOF PLAN ELEV 'A' MOD

ROOF PLAN ELEV 'A'

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)			
TH-1 ELEVATION A & A MOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	47.72 S.F.	11.99 %
LEFT SIDE	1018 S.F.	0 S.F.	0.00 %
RIGHT SIDE	925 S.F.	0 S.F.	0.00 %
REAR	383 S.F.	118.33 S.F.	30.90 %
TOTAL SQ. FT.	2724.00 S.F.	166.05 S.F.	6.10 %
TOTAL SQ. M.	253.07 S.M.	15.43 S.M.	6.10 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)			
TH-1 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	47.72 S.F.	11.99 %
LEFT SIDE	1018 S.F.	0 S.F.	0.00 %
RIGHT SIDE	925 S.F.	0 S.F.	0.00 %
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TOTAL SQ. M.	253.07 S.M.	15.43 S.M.	6.10 %

ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM UNLESS OTHERWISE DIRECTED. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

ALL KEYSTONE TO BE 3" TALLER THAN BRICK / STONE HEADERS

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015

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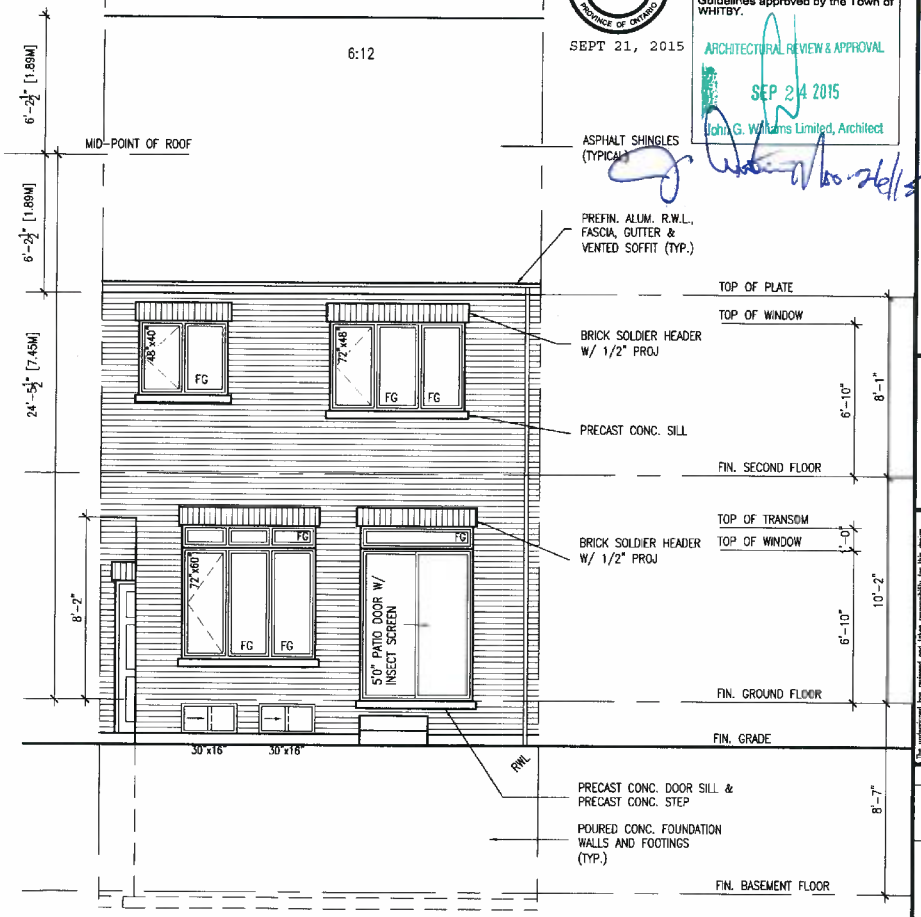
ARCHITECTURAL REVIEW & APPROVAL

SEP 24 2015

John G. Williams Limited, Architect



REAR ELEVATION 'A & B'

BAYVIEW WELLINGTON

TH1

BEDFORD 1

project name: CORNERBROOK

municipality: WHITBY, ON

project no. 14037

date: APR 2014

drawn by: RC

checked by: -

scale: 3/16" = 1'-0"

REAR ELEAVTION

file name: 14037-TH1

drawing no. 13

VA3 DESIGN
300A Wilson Avenue
Toronto ON M5H 1S6
t 416.630.2255 f 416.630.4782
va3design.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste signature

qualification information: registration information 25591 BCIN

name: VA3 Design Inc. 42558

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no.	description	date	by
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1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC

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UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)			
TH-1 ELEVATION A & A MOD WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	47.72 S.F.	11.99 %
LEFT SIDE	1018 S.F.	0 S.F.	0.00 %
RIGHT SIDE	925 S.F.	0 S.F.	0.00 %
REAR	455 S.F.	131.67 S.F.	28.94 %
TOTAL SQ. FT.	2796.00 S.F.	179.39 S.F.	6.42 %
TOTAL SQ. M.	259.75 S.M.	16.67 S.M.	6.42 %

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)			
TH-1 ELEVATION B WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	47.72 S.F.	11.99 %
LEFT SIDE	1018 S.F.	0 S.F.	0.00 %
RIGHT SIDE	925 S.F.	0 S.F.	0.00 %
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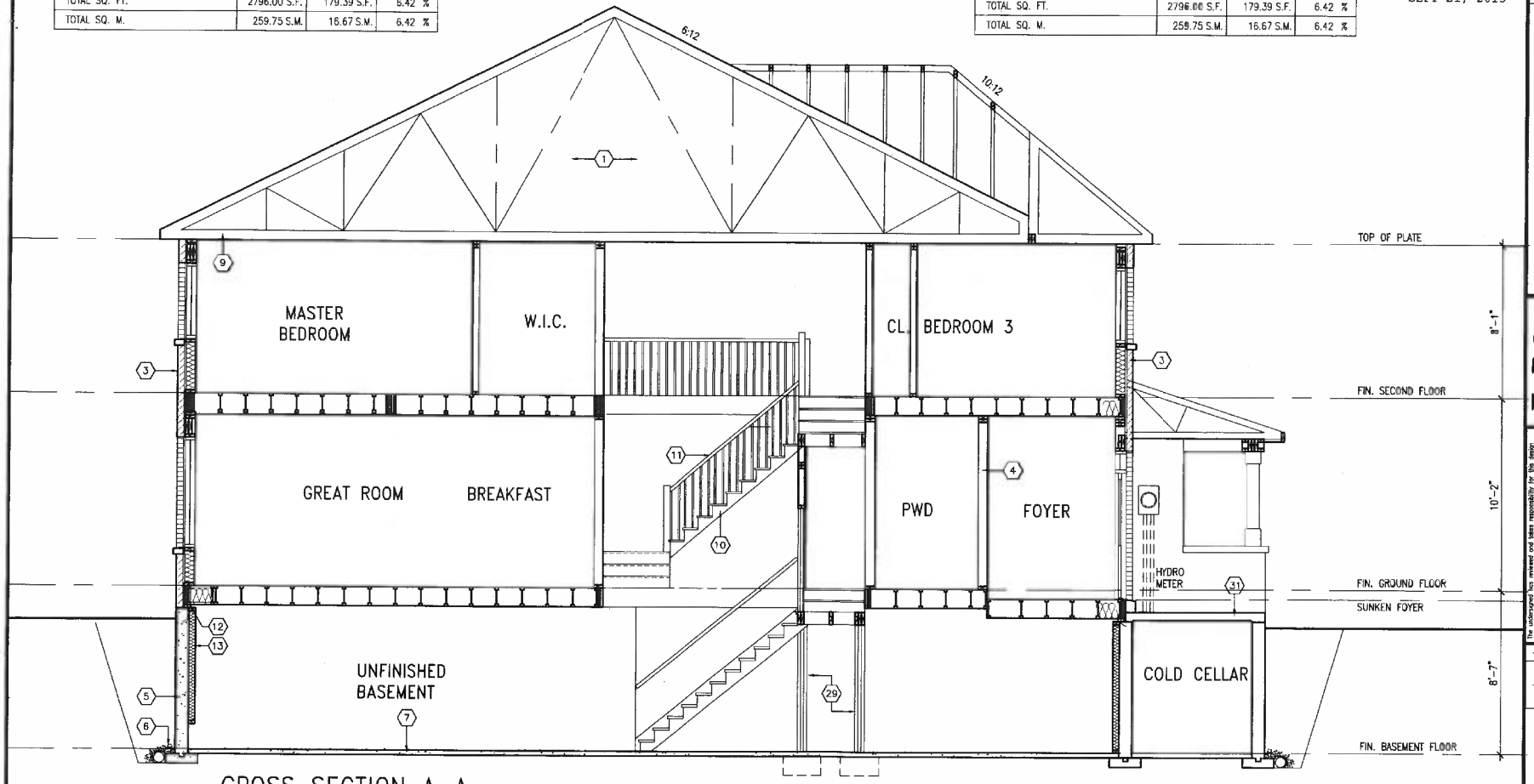
LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015



CROSS SECTION A-A

TH1
BEDFORD 1

project no. 14037

BAYVIEW WELLINGTON

municipality: WHITBY, ON

project name: CORNERBROOK

SECTION

drawing no. 14

date: APR 2014
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-TH1
RICHARD – H:\ARCHIVE\PROJECTS\2014\14037-BW\CAD\Dwgs\14037-TH1.dwg – Mon – Sep 21, 2015 – 9:45 AM

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Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

qualification information: Wellington Joy-Baptiste
signature:
BCIN: 25581

name: registration information: VA3 Design Inc.
BCIN: 42658

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no.	description	date	by
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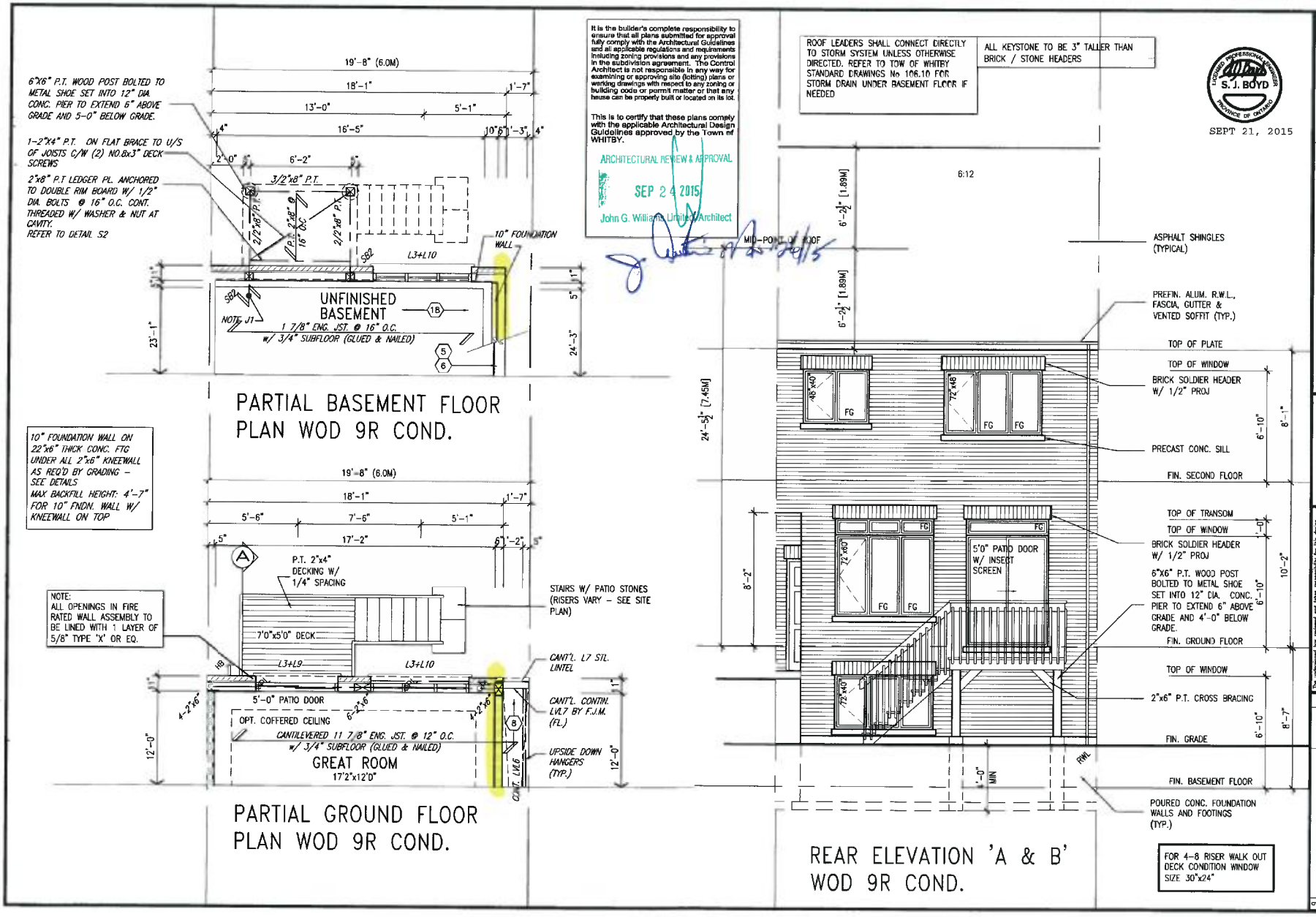
6"X6" P.T. WOOD POST BOLTED TO METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.
1-2"X4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS
2"x8" P.T LEDGER PL. ANCHORED TO DOUBLE RIM BOARD W/ 1/2" DIA. BOLTS @ 16" O.C. CONT. THREADED W/ WASHER & NUT AT CAVITY.
REFER TO DETAIL S2
19'-8" (6.0M)
18'-1"
1'-7"
13'-0"
5'-1"
16'-5"
10"
6'-1"-3"
4"
2'-0"
6'-2"
3/2"x8" P.T.
2/2"x8" P.T.
16" O.C.
S2
L3+L10
10" FOUNDATION WALL
UNFINISHED BASEMENT
1 7/8" ENG. JST. @ 16" O.C.
w/ 3/4" SUBFLOOR (GLUED & NAILED)
NOTE J1
23'-1"
24'-3"
PARTIAL BASEMENT FLOOR PLAN WOD 9R COND.
10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING – SEE DETAILS
MAX. BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP
19'-8" (6.0M)
18'-1"
1'-7"
5'-6"
7'-6"
5'-1"
17'-2"
6'-1"-2"
P.T. 2"x4" DECKING W/ 1/4" SPACING
STAIRS W/ PATIO STONES (RISERS VARY – SEE SITE PLAN)
NOTE:
ALL OPENINGS IN FIRE RATED WALL ASSEMBLY TO BE LINED WITH 1 LAYER OF 5/8" TYPE 'X' OR EQ.
7'0"x5'0" DECK
L3+L9
L3+L10
CANT'L. L7 STL. LINTEL
5'-0" PATIO DOOR
4-2"x6"
6-2"x6"
OPT. COFFERED CEILING
CANTILEVERED 11 7/8" ENG. JST. @ 12" O.C.
w/ 3/4" SUBFLOOR (GLUED & NAILED)
GREAT ROOM
17'2"x12'0"
CANT'L. CONTIN. LVL7 BY F.J.M. (FL.)
UPSIDE DOWN HANGERS (TYP.)
CONT. LVL6
12'-0"
PARTIAL GROUND FLOOR PLAN WOD 9R COND.
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ARCHITECTURAL REVIEW & APPROVAL
SEP 24 2015
John G. Williams Limited, Architect
ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM UNLESS OTHERWISE DIRECTED. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED
ALL KEYSTONE TO BE 3" TALLER THAN BRICK / STONE HEADERS
S. J. BOYD
SEPT 21, 2015
6:12
6'-2½" [1.89M]
MID-POINT OF ROOF
24'-5½" [7.45M]
8'-2"
ASPHALT SHINGLES (TYPICAL)
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
TOP OF PLATE
TOP OF WINDOW
BRICK SOLDIER HEADER W/ 1/2" PROJ
PRECAST CONC. SILL
FIN. SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
BRICK SOLDIER HEADER W/ 1/2" PROJ
6"X6" P.T. WOOD POST BOLTED TO METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 4'-0" BELOW GRADE.
FIN. GROUND FLOOR
TOP OF WINDOW
2"x6" P.T. CROSS BRACING
FIN. GRADE
FIN. BASEMENT FLOOR
POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
5'0" PATIO DOOR W/ INSECT SCREEN
FG
48"x40"
72"x46"
72"x60"
72"x40"
6'-10"
8'-1"
10'-2"
8'-7"
RWL
MIN
FOR 4-8 RISER WALK OUT DECK CONDITION WINDOW SIZE 30"x24"
TH1
BEDFORD 1
project no. 14037
drawing no. 15
BAYVIEW WELLINGTON
municipality WHITBY, ON
project name CORNERBROOK
WALK OUT DECK COND
date APR. 2014
scale 3/16" = 1'-0"
file name 14037-TH1
VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com
9
8
7
6
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3 REVISED AS PER ENG. COMMENTS SEP. 18-15 RC
2 REV. AS PER FL. & ROOF TRUSS CO.-ORD. AUG. 25/15 MT
1 ISSUE FOR CLIENT REVIEW JUN. 16-15 RC
no description date by
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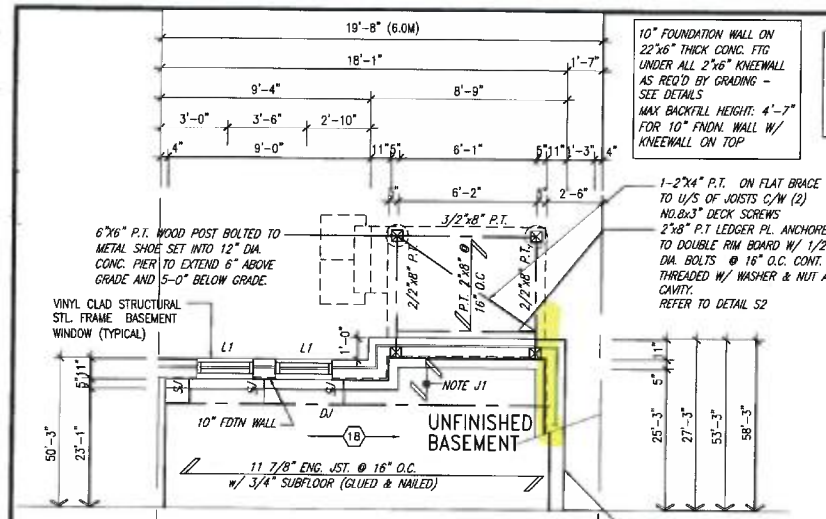
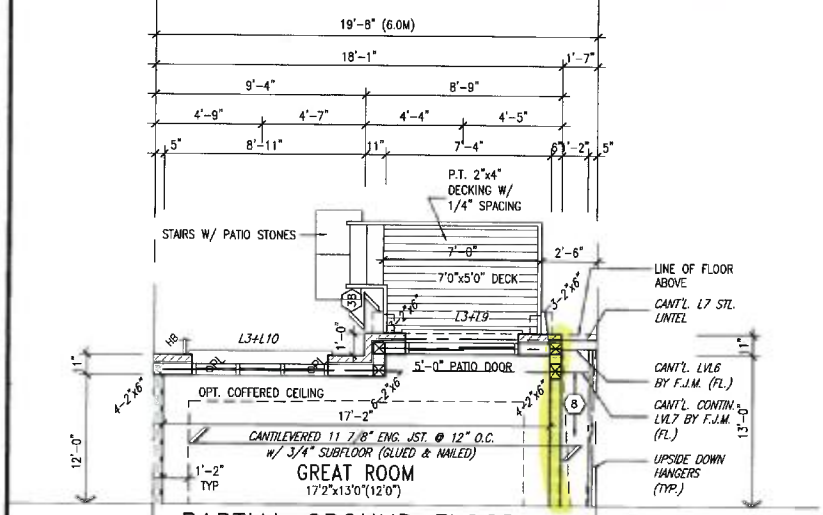


10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS
MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS
2"x8" P.T LEDGER PL. ANCHORED TO DOUBLE RIM BOARD W/ 1/2" DIA. BOLTS @ 16" O.C. CONT. THREADED W/ WASHER & NUT AT CAVITY.
REFER TO DETAIL S2

20"x6" THICK CONC. FOOTING UNDER EXTERIOR WALL (TYP)

PARTIAL BASEMENT FLOOR PLAN WOD 4R COND.



LINE OF FLOOR ABOVE
CANT'L. L7 STL. LINTEL
CANT'L. LVL6 BY F.J.M. (FL.)
CANT'L. CONTIN. LVL7 BY F.J.M. (FL.)
UPSIDE DOWN HANGERS (TYP.)

PARTIAL GROUND FLOOR PLAN WOD 4R COND.

ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM UNLESS OTHERWISE DIRECTED. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

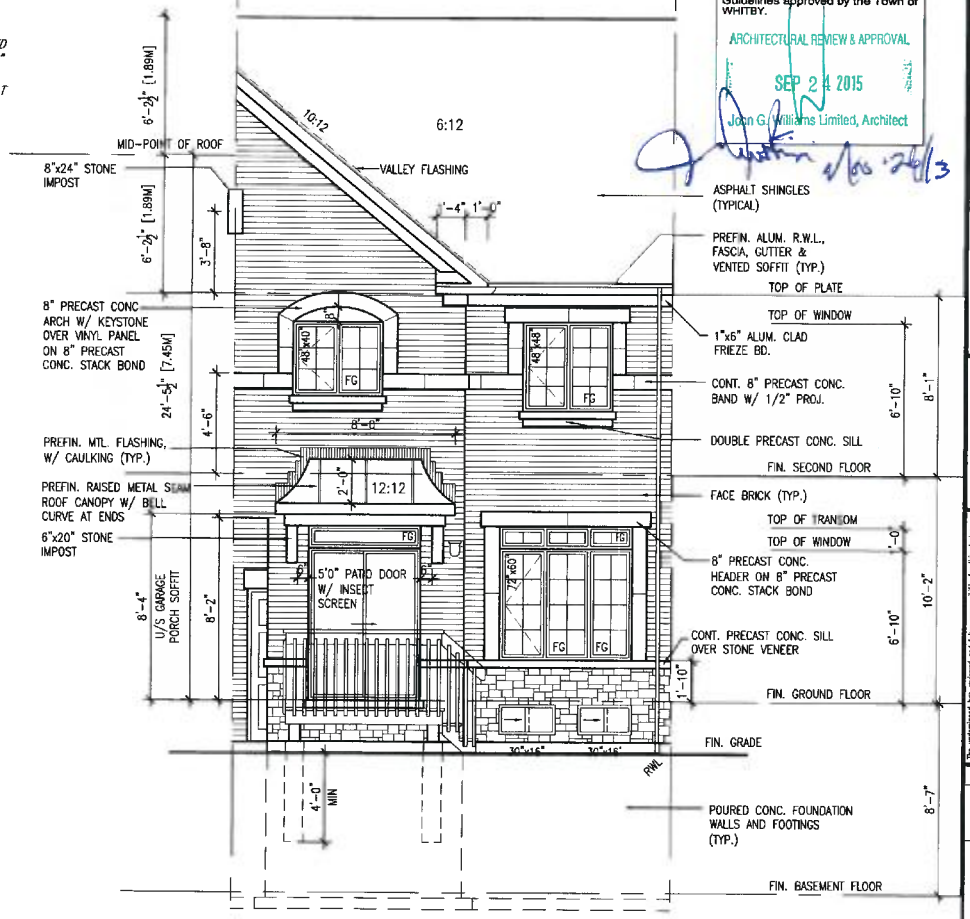
ALL KEYSTONE TO BE 3" TALLER THAN BRICK / STONE HEADERS

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
SEPT 21, 2015

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (setting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITBY.

ARCHITECTURAL REVIEW & APPROVAL
SEP 24 2015
Joan G. Williams Limited, Architect



UPGRADE REAR ELEVATION 'B' MOD. WOD 4R COND. BLOCK 12 LOT 10

no	description	date	by
9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG COMMENTS	SEP 15-15	RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	WT
1	ISSUE FOR CLIENT REVIEW	JUN 15-15	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Qualification information
Wellington Jno-Baptiste signature
name 25591
registration information BCIN
VAS Design Inc. 42656

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions are in millimetres and shall take precedence over scaled measurements. Drawings are not to be scaled. Drawings must be returned at the completion of the work.

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project name
BAYVIEW WELLINGTON
municipality
WHITBY, ON
TH1
BEDFORD 1
project no. 14037

project name
CORNERBROOK
municipality
WHITBY, ON
WALK OUT DECK COND
drawing no. 16

date APR 2014 | checked by - | scale 3/16" = 1'-0" | file name 14037-TH1

drawn by RC | RICHARD - H:\ARCHIVE\WORKING\2014\14037-BW\units\town\14037-TH1.dwg - Mon - Sep 21 2015 - 9:49 AM

VAS DESIGN
3008 Wilson Avenue
Toronto ON M3H 1S8
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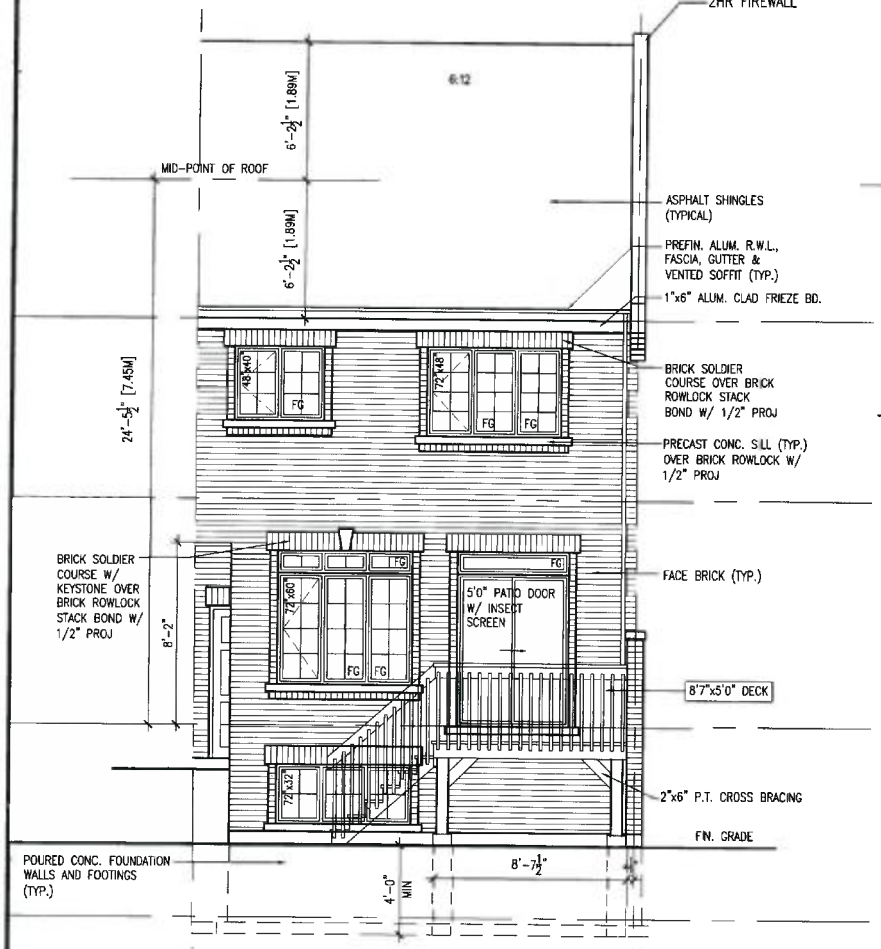
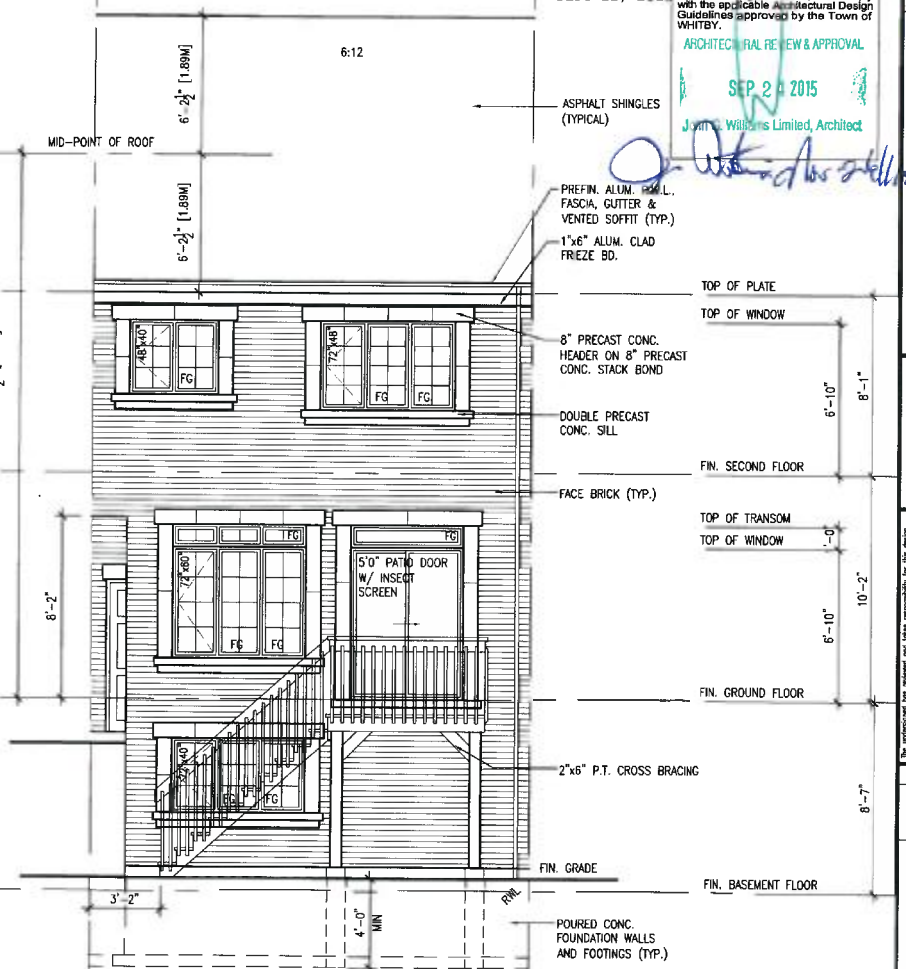
vas3design.com

ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM UNLESS OTHERWISE DIRECTED. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

ALL KEYSTONE TO BE 3" TALLER THAN BRICK / STONE HEADERS



REAR ELEVATION 'A' MOD. 8R WOD COND.
W/ FIREWALL FOR BLOCK 17 LOT 34



REAR ELEVATION 'B' 12R WOD COND.
FOR BLOCK 18 LOT 39

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITBY.

ARCHITECTURAL REVIEW & APPROVAL

SEP 2 0 2015

John C. Williams Limited, Architect

no.	description	date	by
3	REVISED AS PER ENG COMMENTS	SEP 18-15	RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	WT
1	ISSUE FOR CLIENT REVIEW	JUN. 16-15	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

qualification information
Wellington Jno-Baptiste
name
registration information
VA3 Design Inc.
firm name
25591
BCIN
42658

Contractor must verify all dimensions on the job and report any discrepancies to the designer before proceeding with the work. All drawings and specifications are instruments of service and are the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

TH1
BEDFORD 1

project no. 14037

BAYVIEW WELLINGTON

municipality: WHITBY, ON

project name: CORNERBROOK

WALK OUT DECK COND

drawing no. 17

date: APR. 2014
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-TH1
RICHARD - H:\ARCHIVE\WIDEAS\2014\14037 BW\dwgs\14037-TH1.dwg - Mon - Sep 21, 2015 - 3:40 AM

VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

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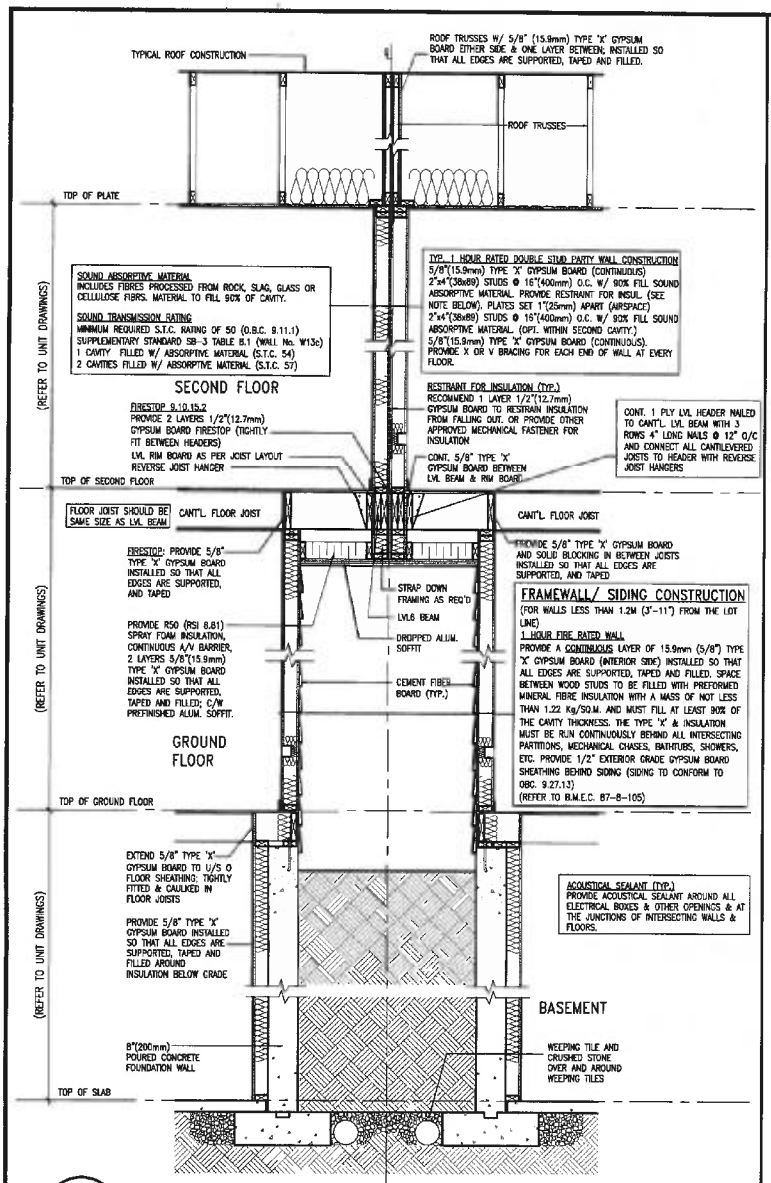
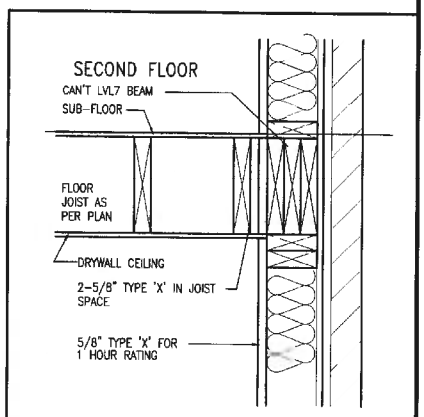


W1 (2 STOREY) 1 HOUR RATED DOUBLE STUD PARTY WALL @ REAR YARD ACCESS

N.T.S.

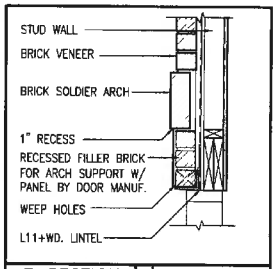
LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015



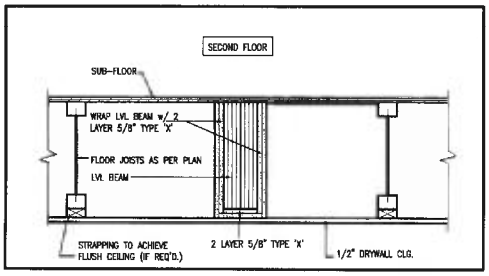
C1 CANTILEVERED LVL WITH 1 HOUR RATING

N.T.S.



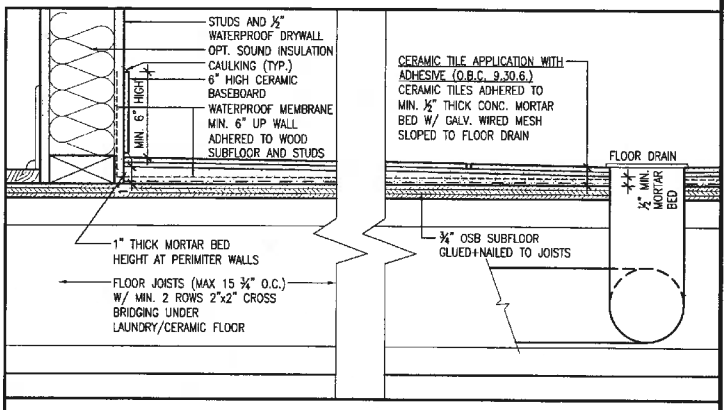
Y SECTION 'Y' AT BRICK ARCH

N.T.S.



B1 RATED FLUSH LVL BEAM

N.T.S.



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

no.	description	date	by
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4	.	.	.
3	REVISED AS PER ENG COMMENTS	SEP 18-15	RC
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The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

name	registration information	signature	BCIN
Wellington Jno-Baptiste			25591
	VA3 Design Inc.		42658

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VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON — **TH1** BEDFORD 1

project name: CORNERBROOK — municipality: WHITBY, ON — project no. 14037

date: APR 2014 — DETAILS — drawing no. AD1

drawn by: RC — checked by: — scale: 3/16" = 1'-0" — file name: 14037-TH1

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CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm [24"] O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm [3'-0"] FROM EDGE OF ROOF AND MIN. 300mm [12"] BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm [6'-0"] O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 [6"] c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 [16"]. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
SIDING AS PER ELEV., 19x38 [1"x2"] VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm [16"] O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm [8"] ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

2A. FRAME WALL CONSTRUCTION (2"x6") (R28)
SIDING AS PER ELEV., 19x38 [1"x2"] VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 26mm (1 0/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 [R4] BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm [16"] O.C., RSI 4.23 [R24] INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm [8"] ABOVE FINISH GRADE.

2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS
SIDING AS PER ELEV., 19x38 [1"x2"] VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm [16"] O.C. (MAX. HEIGHT 3000mm [9'-10"]. WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm [8"] ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm [1"] MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 [16"] O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm [16"] O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D.. IF NO SHEATHING APPLIED, REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
90mm [4"] FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm [7/8"x7"x0.03"] GALV. METAL TIES @ 400mm [16"] O.C. HORIZONTAL 600mm [24"] O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm [32"] O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm [6"] BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
BRICK TO BE MIN. 150mm [6"] ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28)
90mm [4"] FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm [7/8"x7"x0.03"] GALV. METAL TIES @ 400mm [16"] O.C. HORIZONTAL 600mm [24"] O.C. VERTICAL. APPR. SHEATHING PAPER, 28mm (1 0/8") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 [R4] BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm [16"] O.C., RSI 4.23 [R24] INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm [6"] BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm [6"] ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4")- GARAGE WALLS
90mm [4"] FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm [7/8"x7"x0.03"] GALV. METAL TIES @ 400mm [16"] O.C. HORIZONTAL 600mm [24"] O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm [16"] O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm [6"] BEHIND BUILDING PAPER.
BRICK TO BE MIN. 150mm [6"] ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm [1"] MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm [16"] O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm [16") O.C. FOR 2 STOREYS AND 300mm [12"] O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm [24"] O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm [1/2"] INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))
200mm [8"] POURED CONC. FDTN. WALL 15MPa (2290psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 [2'-11"] BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 [7'-10"] ON 500x155 [20"x6"] CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

-SEE OBC 9.15.3.
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR. AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.
STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION. MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
250x87 WITH WALK-OUT BASEMENT 545x175 (22"x7")

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm [4"] DIA. FOUNDATION DRAINAGE TILE 150mm [6"] CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC. 9.3.1.8.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)
80mm [3"] MIN. 25MPa (3600psi) CONC. SLAB ON 100mm [4"] COARSE GRANULAR FILL. OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A)
-PROVIDE RSI 5.46 (R31) INSULATION. APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER. FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-2.1.1.7)
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL.

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-

UNIFORM RISE	-5mm [1/4"] MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm [1/2"] MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
MAX. RISE	= 200 [7 7/8"]
MIN. RUN	= 210 [8-1/4"]
MIN. TREAD	= 235 [9-1/4"]
MAX. NOSING	= 25 [1"]
MIN. HEADROOM	= 1950 [6'-5"]
RAIL @ LANDING	= 900 [2'-11"]
RAIL @ STAIR	= 865 [2' 10"] to 965 [3'-2"]
MIN. STAIR WIDTH	= 860 [2'-10"]
FOR CURVED STAIRS	
MIN. RUN	= 150 [6"]
MIN. AVG. RUN	= 200 [8"]

HANDRAILS -OBC. 9.8.7.-

11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 60 [2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .

INTERIOR GUARDS -OBC. 9.8.8.-
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH

EXTERIOR GUARDS - OBC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm [71"].

12. SILL PLATE - OBC. 9.23.7.
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm [7'-10") O.C., CAULKING OR 25 [1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-2.1.1.6). 9.25.3.3. 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

14. BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm [4") INTO CONC. @ 2400mm [7'-10") O.C. 100mm [4") HIGH CONC. CURB ON 350x155 [14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN [16,000lbs.] AT A MAX. EXTENSION OF 2318mm [7'-7 1/2"] CONFORMING TO CAN/CGSB-7.2-94. AND WITH 150x150x9.5 [6"x6"x3/8"] STL. PLATE TOP & BOTTOM. 870x870x410 [34"x34"x16"] CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5 [6"x6"x3/8"] STL. TOP & BOTTOM PLATE ON 1070x1070x460 [42"x42"x18"]. CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN
90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 [6"x6"x3/8"] STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 [4 1/2"x10"x1/2"] WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS [2-1/2"x12"x2"] FIELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 [12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x64 [1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.

19. GARAGE CEILINGS/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

21. EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm [7-7/8"] MIN. TREAD 250mm [9-1/2"]. SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.1.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
(USE 100mm [4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm [21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 [R20] RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS OBC. 9.21.
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm [10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (1 4") DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 [11"x11"x5/8"] STL. PLATE FOR STL BEAMS AND 280x280x12 [11"x11"x1/2"] STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. RESERVED

29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38x140 (3"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 [24"x24"x12") CONC. FOOTING.

30. STEPPED FOOTINGS OBC 9.15.3.9.
MIN. HORIZ. STEP = 600mm [24").
MAX. VERT. STEP = 600mm [24")

31. SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm [4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12. TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

32. DIRECT VENTING GAS FURNACE/ H.W.T VENT
DIRECT VENT FURNACE TERMINAL MIN. 900mm [36") FROM A GAS REGULATOR. MIN. 300mm [12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm [6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENTING GAS FIREPLACE VENT
DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm [5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *)
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x08 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 [1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

35. EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.39.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER. 600x600 [23 5/8"x23 5/8") 10M DOWELS @ 600mm [23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE [L7] LINTEL OVER CELLAR DOOR WITH 100mm [4") END BEARING.
THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

37. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)
38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 1'1'-2" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm [16") O.C. FOR MAX. 2830mm [9'-3") SPAN & 38x140 (2"x6") @ 400 [16") O.C. FOR MAX. 4450mm (14'-7") SPAN.
RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 [2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS:
1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) WINDOW GUARDS -OBC. 9.8.8.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm [1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm [5'-11")
3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV-B 9.7.3. & 9.10.2.1.1.8

GENERAL:
1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B. 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 9.4.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3. 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). SEE DETAIL.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.

LUMBER:
1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE. UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE. UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN., NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm [12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4,9 1/2, 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm [1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm [3'-0") O.C.
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 [4536.] ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm [6") ABOVE THE GROUND.

STEEL:
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40.21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 9.15.3.4.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30.18M GRADE 400R.

STUCCO:
1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

LEGEND

CLASS 'B' VENT
EXHAUST FAN TO EXTERIOR
DUPLEX OUTLET (12" ABOVE SURFACE)
DUPLEX OUTLET (HEIGHT A.F.F)
WEATHERPROOF DUPLEX OUTLET
GFI DUPLEX OUTLET (HEIGHT A.F.F)
POT LIGHT
HEAVY DUTY OUTLET (220 volt)
LIGHT FIXTURE (PULL CHAIN)
LIGHT FIXTURE (CEILING MOUNTED)
SWITCH
LIGHT FIXTURE (WALL MOUNTED)
FLOOR DRAIN
HOSE BIB (NON-FREEZE)
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
L.V.L. LAMINATED VENEER LUMBER
POINT LOAD FROM ABOVE
P.T. PRESSURE TREATED LUMBER
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
F.A. FLAT ARCH
C.A. CURVED ARCH
M.C. MEDICINE CABINET (RECESSED)
CONC. BLOCK WALL
DOUBLE VOLUME WALL
SEE NOTE 39.
SBP SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.
SBPM SOLID WOOD BEARING TO MATCH FROM ABOVE

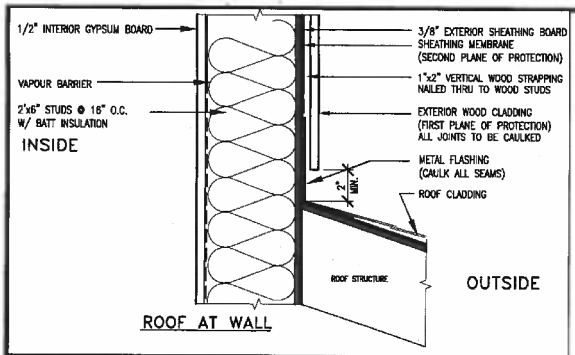
LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO
SEPT 21, 2015

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

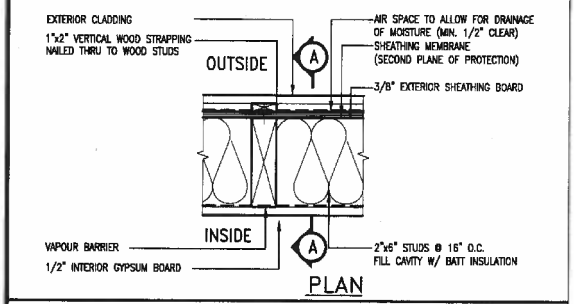
38. TWO STOREY VOLUME SPACES
-FOR A MAXIMUM 5490 mm [18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m. PROVIDE 2-38x140 (2"x6") SPR.#2 CONTIN. STUDS @ 300mm [12") O.C. TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS! C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm [4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm [9'-6"). PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

39. TYPICAL 1 HOUR RATED PARTYWALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

40. FOUNDATION WALL (W.O.D./W.O.B.)
-FOR LATERAL SUPPORT WHERE GRADE TO F/O BASEMENT SLAB EXCEEDS 1200mm [3'-11"]
FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 [2"x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. (RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIES TO 38x84 [2"x4") @ 300 (12") o.



ROOF AT WALL



PLAN

EXTERIOR WOOD CLADDING WALL ASSEMBLY

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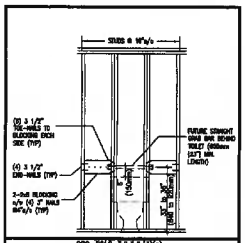
PROVINCE OF ONTARIO

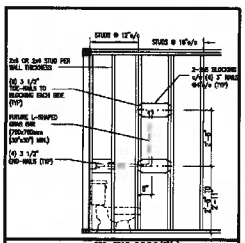
SEPT 21, 2015

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

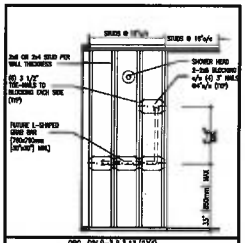
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC. DIV. B– 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f).. BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



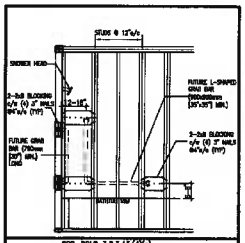
OBC. DIV.B–3.8.3.8.(3)(c)
QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



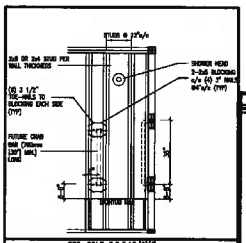
OBC. DIV.B–3.8.3.8.(3)(c)
QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (*ONLY IF SIDE WALL PRESENT)



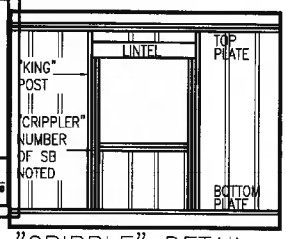
OBC. DIV.B–3.8.3.13.(3)(f)
QGB3 FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



OBC. DIV.B–3.8.3.13.(4)(a)
QGB4 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



OBC. DIV.B–3.8.3.13.(2)(f)
QGB4A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. – 9'-10"
2–2"x4" @ 12" O.C. – 10'-9"
3–2"x4" @ 16" O.C. – 11'-2"
3–2"x4" @ 12" O.C. – 12'-4"

NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUN OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
2"x6" @ 16" O.C. – 12'-6"
2"x6" @ 12" O.C. – 13'-10"
2–2"x6" @ 16" O.C. – 15'-0"
2–2"x6" @ 12" O.C. – 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
2"x8" @ 16" O.C. – 16'-0"
2"x8" @ 12" O.C. – 17'-9"
2–2"x8" @ 16" O.C. – 20'-4"
2–2"x8" @ 12" O.C. – 22'-4"

NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

no.	description	date	by
9	.	.	.
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5	.	.	.
4	.	.	.
3	.	.	.
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
300A Wilson Avenue
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va3design.com

BAYVIEW WELLINGTON

CONST NOTE
-

project name: CORNERBROOK
municipality: WHITBY
project no.: 14037

date: APR 2014
CONSTRUCTION NOTES
drawing no.: CN2
drawn by: RC
checked by:
scale: 3/16" = 1'-0"
file name: 14037-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2014\14037.BW\units\14037-CONST-OBC 2015.dwg - Thu - Sep 17 2015 - 2:12 PM

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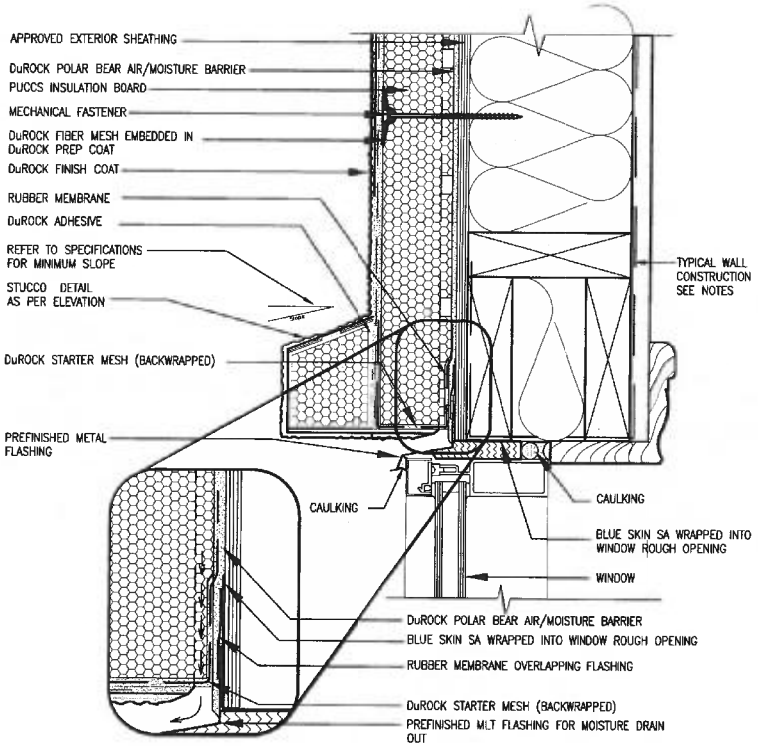
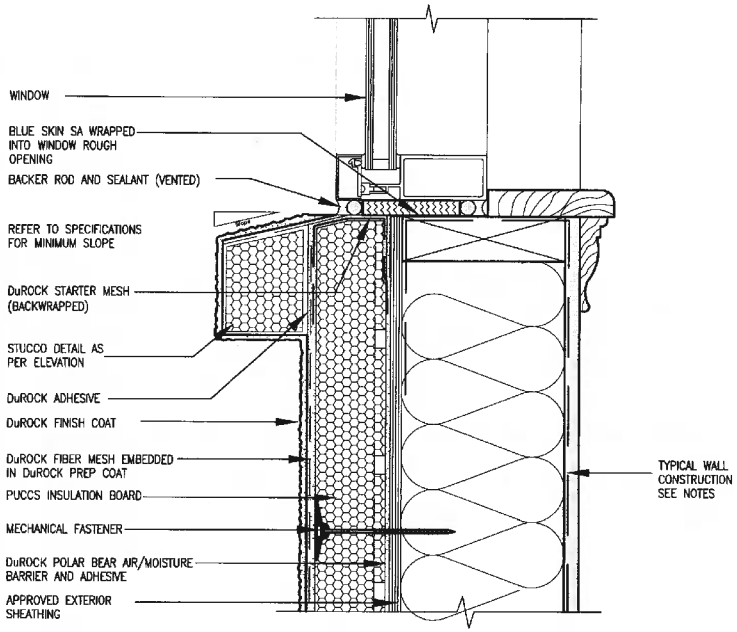


1 / CN3 WINDOW HEADER

SCALE: 3"=1'-0"



2 / CN3 WINDOW SILL

SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

no.	description	date	by
9	-	-	-
8	-	-	-
7	-	-	-
6	-	-	-
5	-	-	-
4	-	-	-
3	-	-	-
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

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qualification information
Wellington Jto-Baptiste signature
BCIN 25591
firm name
VA3 Design Inc. BCIN 42858
registration information

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VA3 DESIGN
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va3design.com

project name
BAYVIEW WELLINGTON
CORNERBROOK

CONST NOTE
-

municipality
WHITBY

CONSTRUCTION NOTES

project no.
14037

drawing no.
CN3

file name
14037-CONST-OBC 2015

APR 2014
drawn by RC
checked by -
scale 3/16" = 1'-0"

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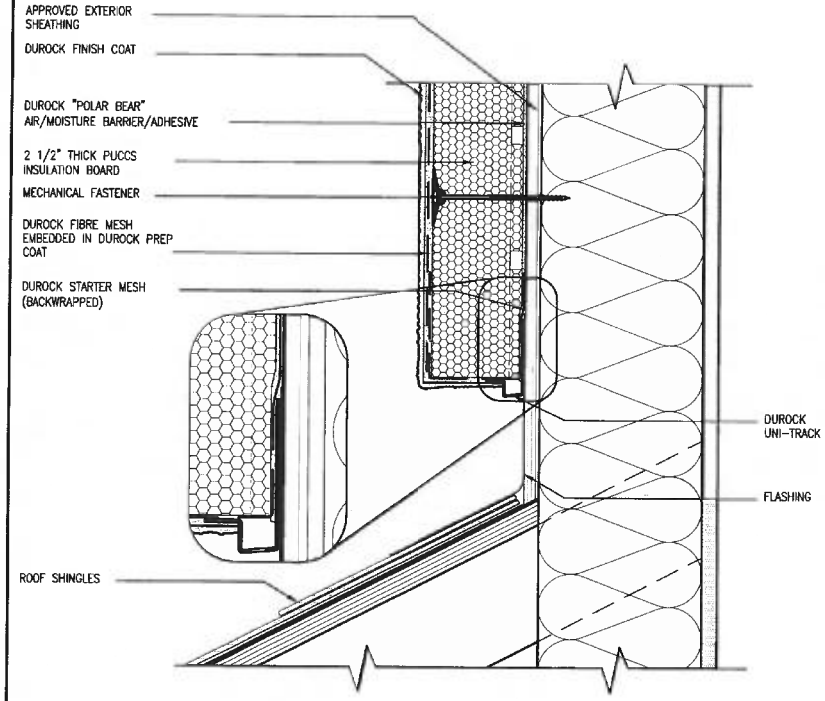
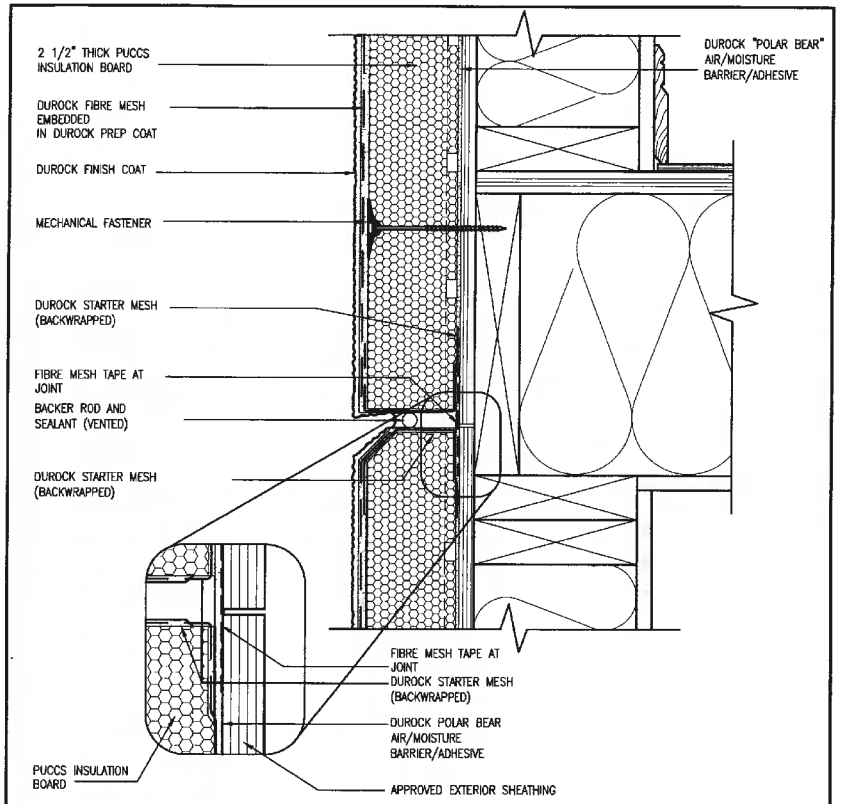


3 / CN4 STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"



4 / CN4 HORIZONTAL EXPANSION JOINT

SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

no.	description	date	by
9	-	-	-
8	-	-	-
7	-	-	-
6	-	-	-
5	-	-	-
4	-	-	-
3	-	-	-
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

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qualification information
Wellington Jhro-Baptiste signature 25591
name BCIN
VAS Design Inc. 42656

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vas3design.com

project name
BAYVIEW WELLINGTON

municipality
WHITBY

CONST NOTE
-

project no.
14037

CORNERBROOK

CONSTRUCTION NOTES

drawing no.
CN4

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

file name
14037-CONST-OBC 2015

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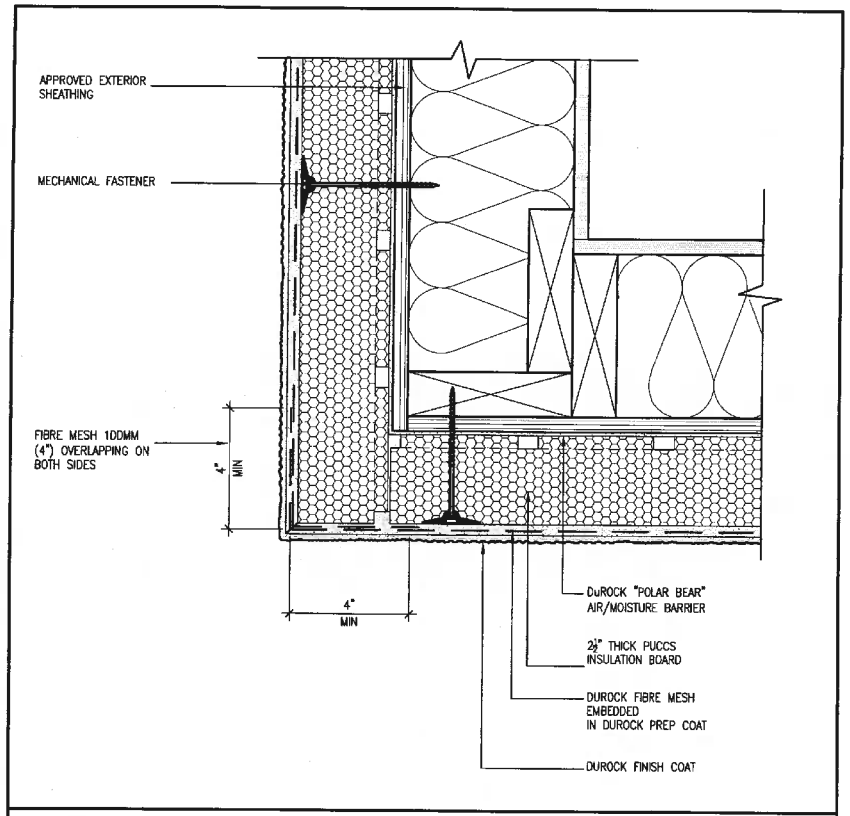
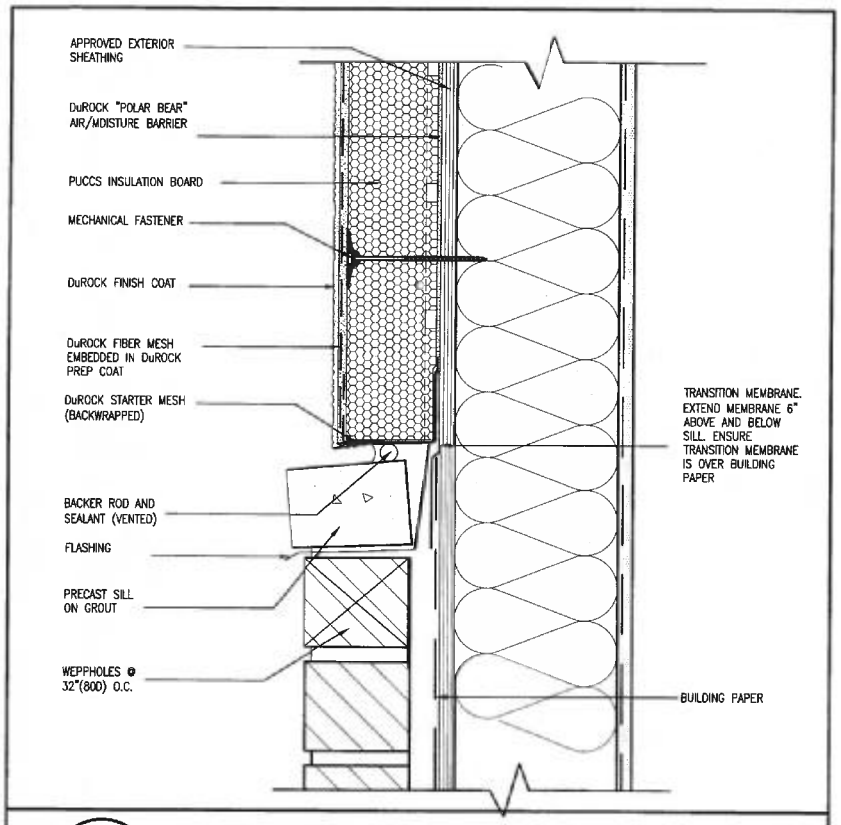


5 / CN5 CORNER DETAIL

SCALE: 3"=1'-0"



6 / CN5 STUCCO / MASONRY PLINTH CONNECTION

SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

no.	description	date	by
9	-	-	-
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2	UPDATE TO CODE	APR. 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Building Code Qualification information

Wellington Jaro-Baptiste signature 25591 BCIN

registration information VAS Design Inc. 42858

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BAYVIEW WELLINGTON

CONST NOTE

project name CORNERBROOK

municipality WHITBY

project no. 14037

date APR 2014 | drawn by RC | checked by - | scale 3/16" = 1'-0"

CONSTRUCTION NOTES

file name 14037-CONST-OBC 2015

drawing no. CN5

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vasdesign.com

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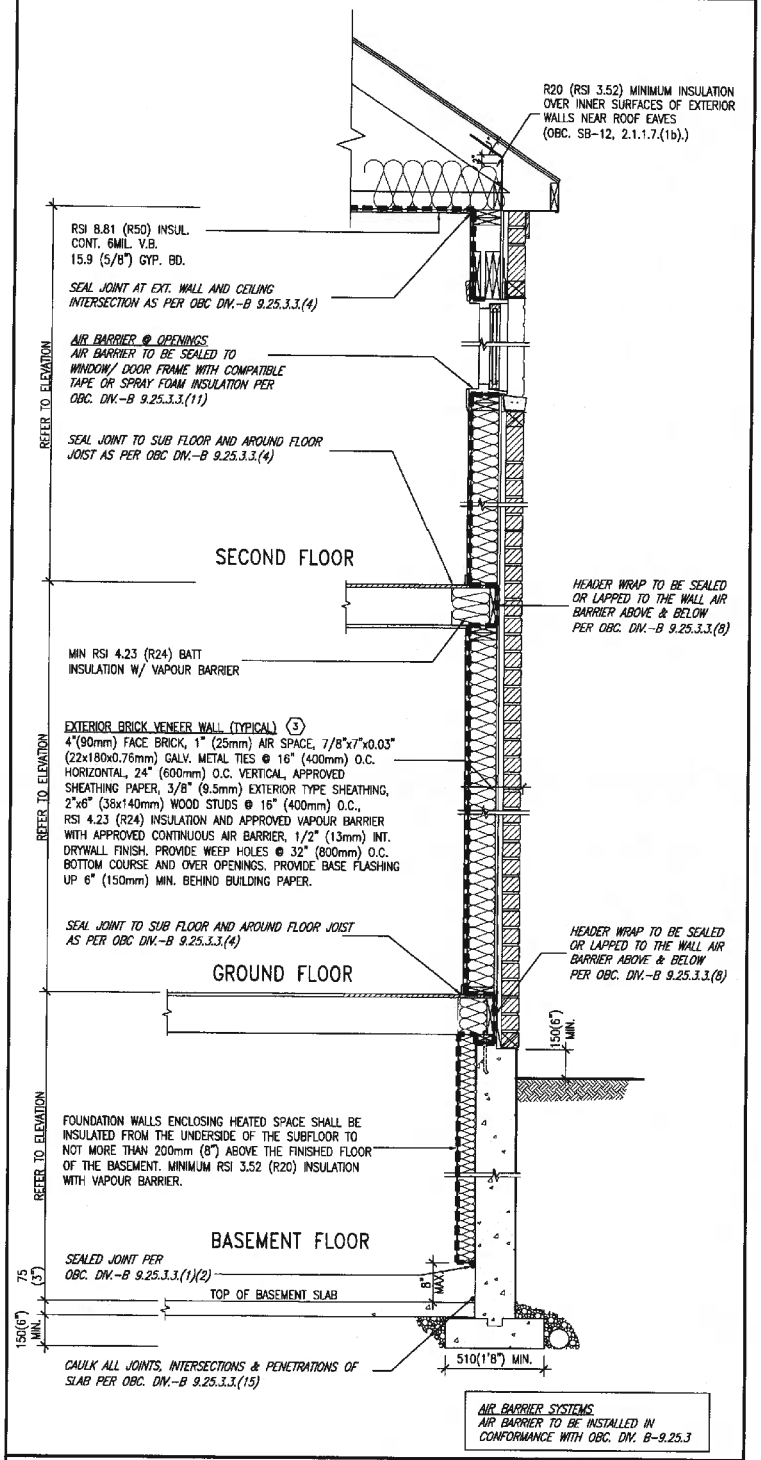
SB12-COMPLIANCE PACKAGE 'D'



EW1 TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.

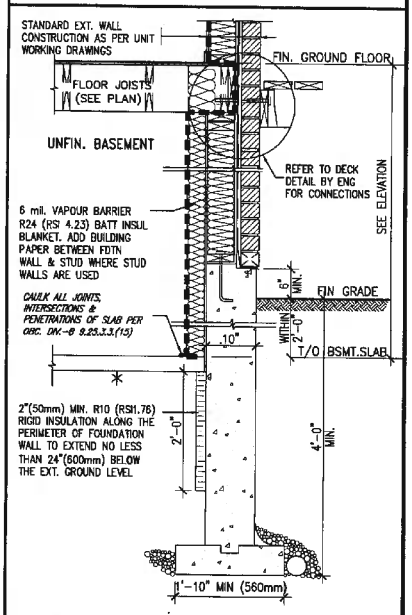
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (D):

COMPONENT	D	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	4.23 (R24)	6" R24 BATT
Basement Walls Minimum RSI (R) value	3.52 (R20)	6" R20 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	N/A	NOT REQUIRED

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015



* REVISED- 15 MARCH 2013

SECTION AT W.O.D/W.O.B.

TOWNS ONLY

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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

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qualification information
Wellington Jno-Baptiste — signature — BCIN 25591
name registration information: VA3 Design Inc. — BCIN 42658

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va3design.com

BAYVIEW WELLINGTON

CONST NOTE -

project name: CORNERBROOK — municipality: WHITBY — project no. 14037

date: APR 2014 — CONSTRUCTION NOTES — drawing no. CN6

drawn by: RC — checked by: - — scale: 3/16" = 1'-0" — file name: 14037-CONST-OBC 2015

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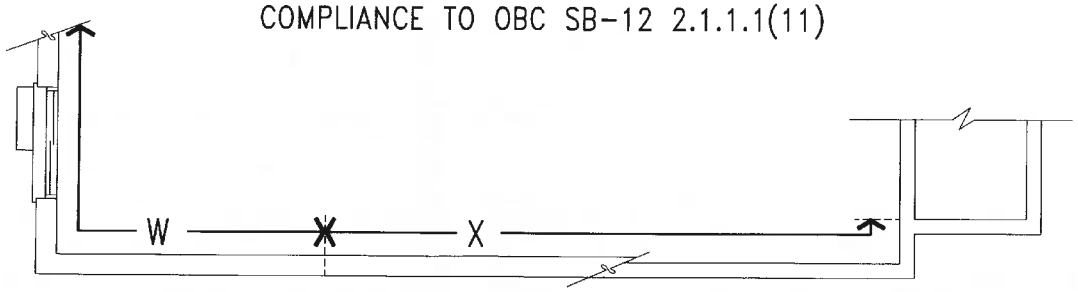
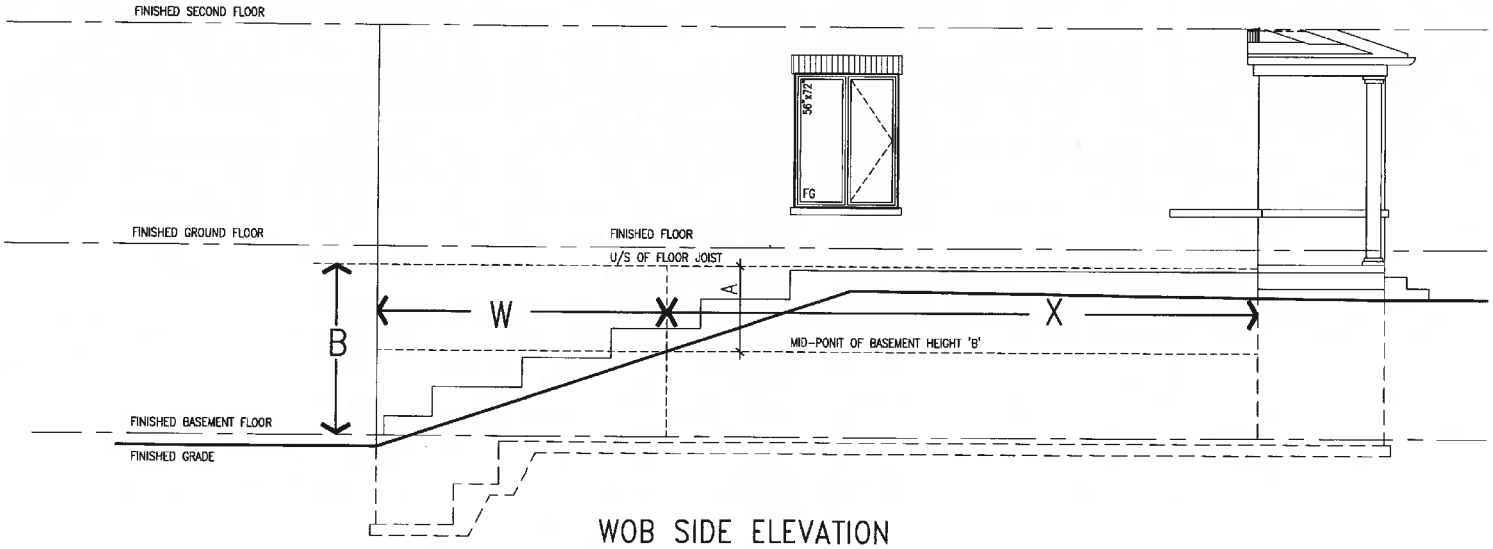
COMPLIANCE TO OBC SB-12 2.1.1.1(11)

LICENSED PROFESSIONAL ENGINEER
S.J. BOYD
PROVINCE OF ONTARIO

SEPT 21, 2015



WOB PLAN



WOB SIDE ELEVATION

WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

no.	description	date	by
9	-	-	-
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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

name	signature	BCIN
Wellington Jho-Baptiste		25591
VA3 Design Inc.		42858

notes
Construction Information
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer and must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
3004A Weston Avenue
Toronto ON M3N 1S8
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va3design.com

BAYVIEW WELLINGTON

CONST NOTE
-

project name
CORNERBROOK

municipality
WHITBY

CONSTRUCTION NOTES

project no.
14037

drawing no.
CN7

APR. 2014
drawn by
BC
checked by
-
scale
3/16" = 1'-0"
file name
14037-CONST-OBC 2015

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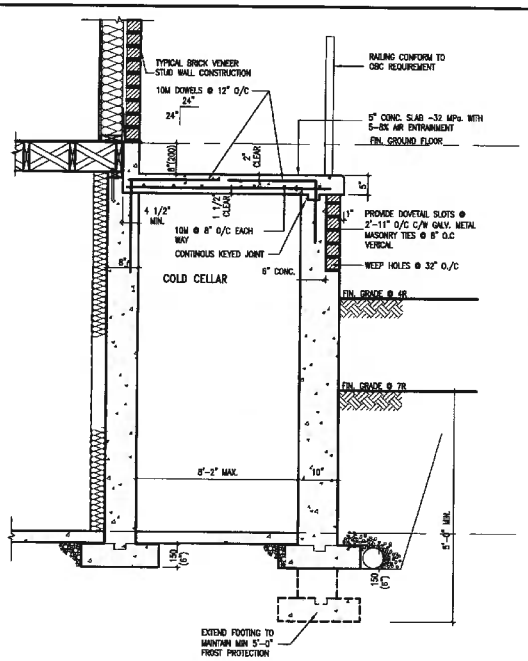
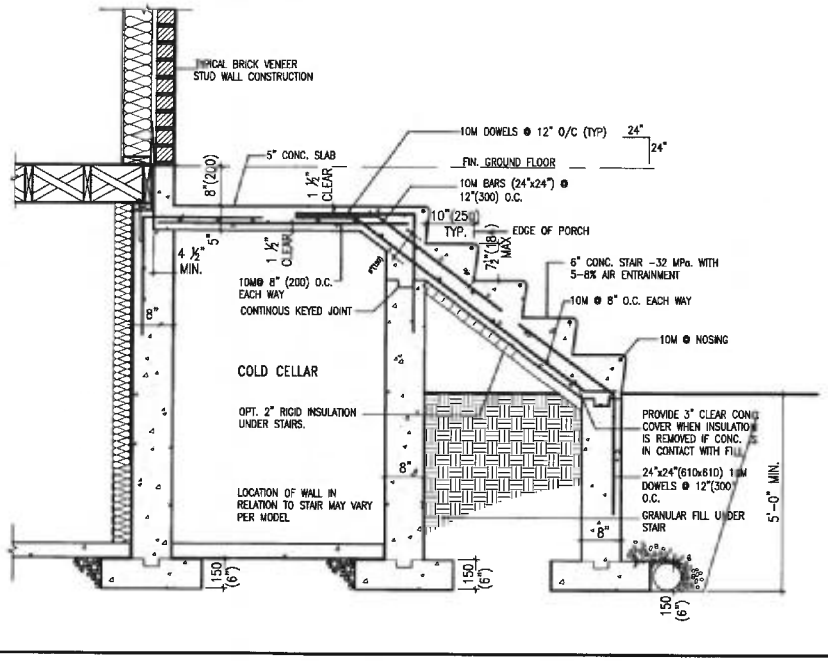
SEPT 21, 2015



X1 SECTION AT PORCH FOR 4-7R CONDITION

SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)

SCALE: N.T.S.

no.	description	date	by
9	-	-	-
8	-	-	-
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6	-	-	-
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3	-	-	-
2	URGENT TO CODE	APR 15-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

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qualification information

Wellington Jno-Baptiste signature

VAS Design Inc. 42458

inspection information

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VAS DESIGN
3030A Wilson Avenue
Toronto ON M3H 1S9
t 416.630.2255 f 416.630.4782
vas3design.com

project name: BAYVIEW WELLINGTON

CONST NOTE

project owner: CORNERBROOK

drawn by: RC

checked by: WHITBY

date: APR 2014

scale: 3/16" = 1'-0"

CONSTRUCTION NOTES

file name: 14037-CONST-OBC 2015.dwg

project no. 14037

drawing no. CN8

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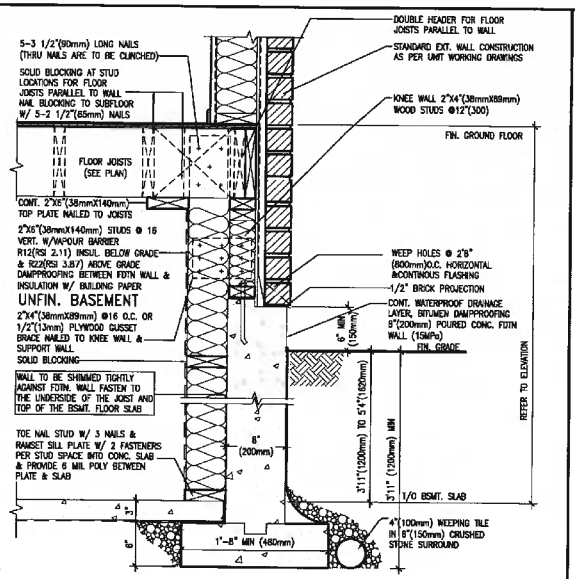
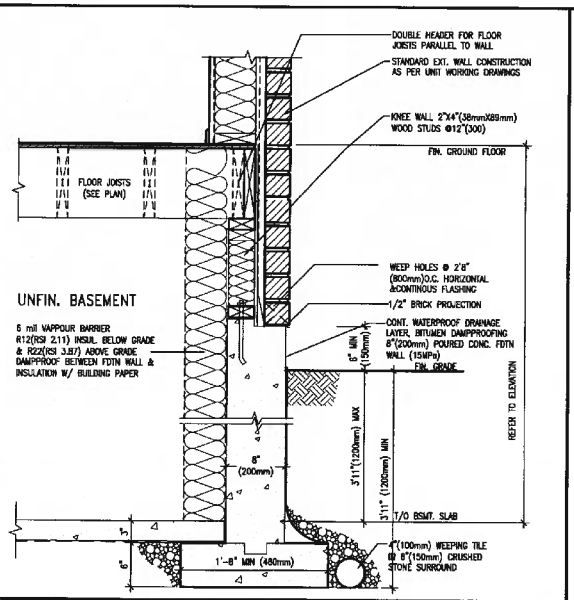


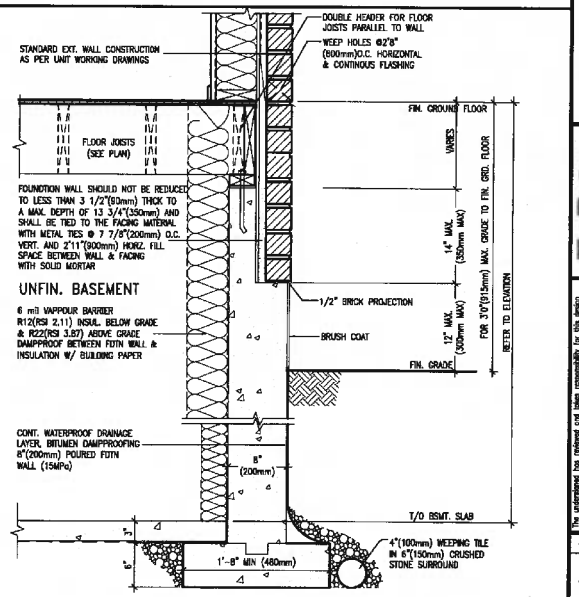
EW3.08B WALK-OUT WALL SECTION FOR GRADE HEIGHTS BETWEEN 3'11"(1200mm) AND 5'4"(1620mm) BASEMENT SLAB TO GRADE

N.T.S.



EW3.07B WALK-OUT DECK WALL SECTION FOR GRADE TO BASEMENT SLAB 3'11"(1200mm) MAX. HEIGHT DIFFERENCE

N.T.S.



EW3.06B WALK-OUT DECK WALL SECTION FOR GRADE TO FIN. FLOOR 3'0"(900mm) MAX. HEIGHT DIFFERENCE

N.T.S.

No.	description	date	by
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
2	UPDATE TO CODE	APR 16-15	RC
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Drawings are not to be scaled.

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Wellington Jho-Baptiste signature 25591 BCIN

VAS Design Inc. 42858

name: Construction Information

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

VAS DESIGN
3004 Weston Road
Toronto ON M9M 1S8
t 416.630.2255 / 416.630.4782
vas3design.com

project name: BAYVIEW WELLINGTON

CONST NOTE

CORNERBROOK

drawn by: RC

checked by: -

scale: 3/16" = 1'-0"

CONSTRUCTION NOTES

file name: 14037-CONST-DBC 2015

drawing no.: CN9

project no.: 14037

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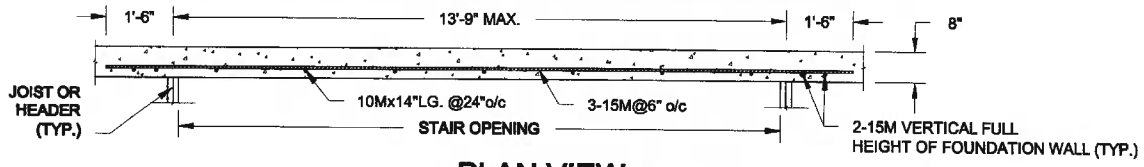
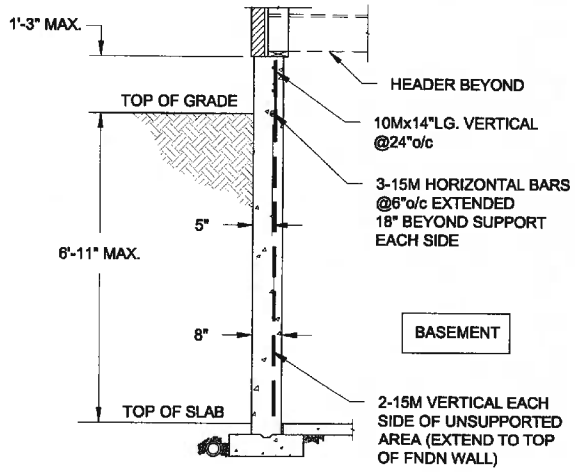


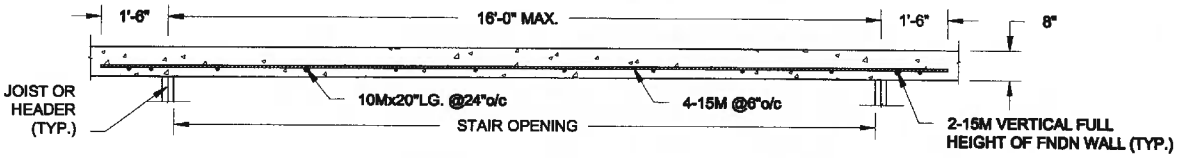
PLAN VIEW
NOT TO SCALE



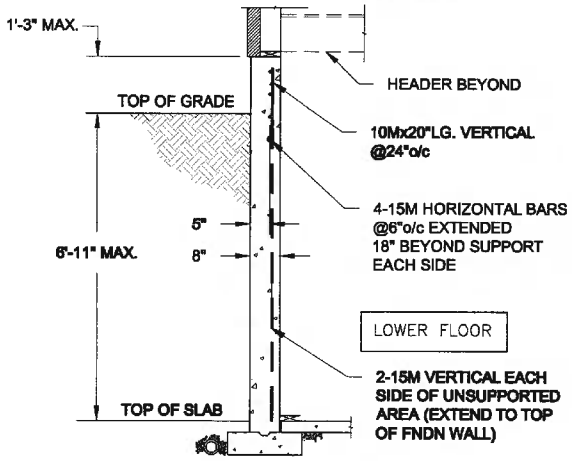
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1A / S1 LATERALLY UNSUPPORTED WALL
SCALE: 3/8" = 1'-0"



PLAN VIEW
NOT TO SCALE



NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1B / S1 LATERALLY UNSUPPORTED WALL
SCALE: 3/8" = 1'-0"

Scale: AS NOTED	QUAILE ENGINEERING LTD.	Engineer's Seal: LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO	Project: BAYVIEW WELLINGTON HOMES - COMMISSIONER TOWNS PROJECT WHITBY, ONTARIO	
Date: SEP-18-2015	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	SEPT 21, 2015	TYPICAL STRUCTURAL DETAILS	
Drawn: SC / Checked: SJB			Project No.: 15-176	Drawing No.: S1

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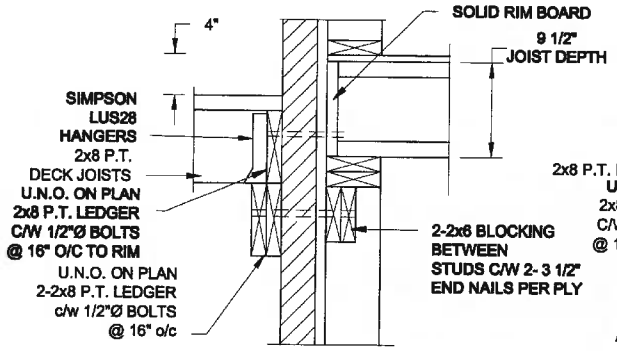
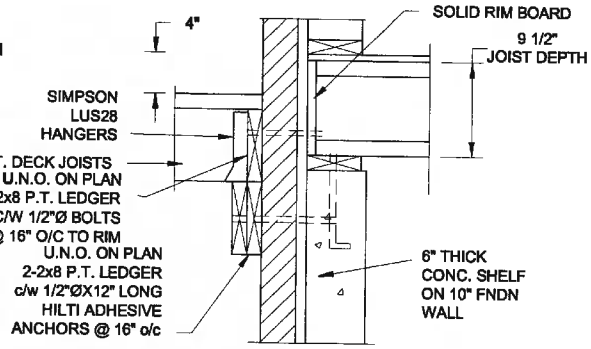
FOR 9 1/2" JOIST DEPTH



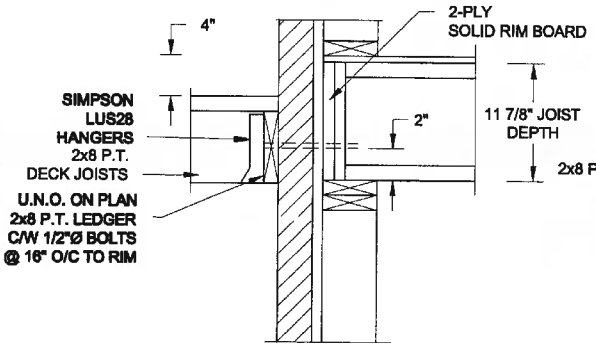
1A / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"



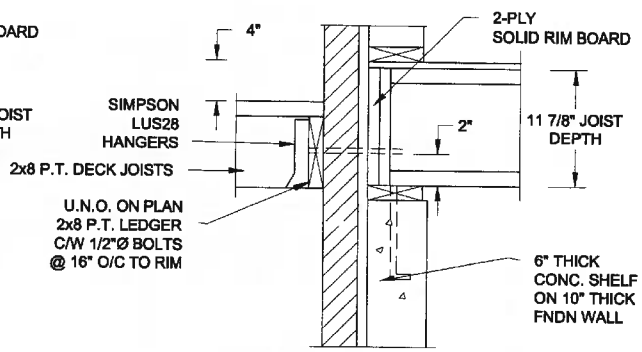
1B / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

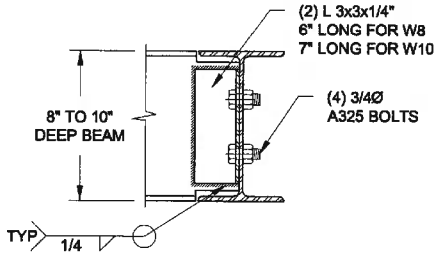


2A / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

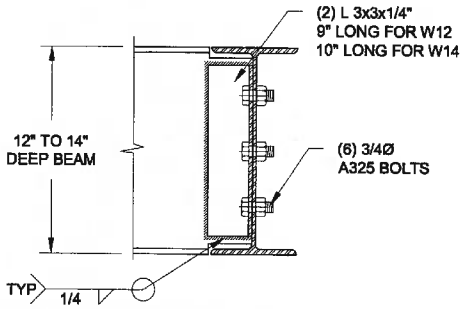


2B / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

3 / S2 STEEL BEAM CONNECTION DETAIL
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED	QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal: LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO SEPT 21, 2015	Project: BAYVIEW WELLINGTON HOMES - CORNERBROOK TOWNS PROJECT WHITBY, ONTARIO
Date: SEP-18-2015			TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 15-176 / Drawing No.: S2

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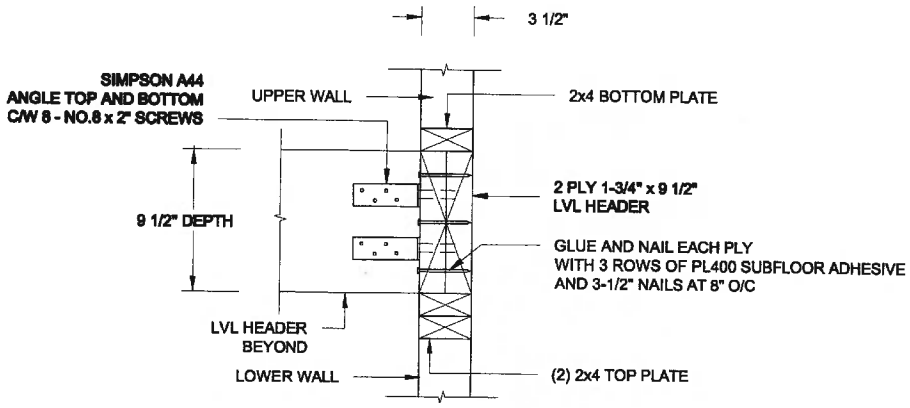
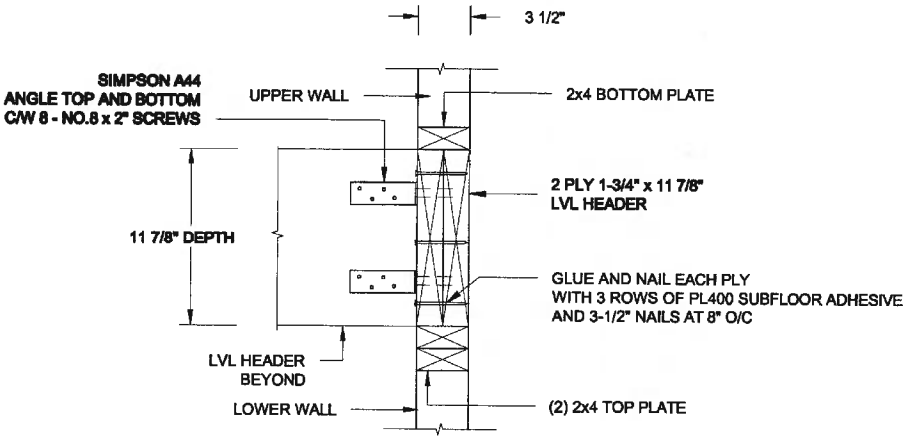
FOR 9 1/2" JOIST DEPTH



1A / S3 **STAIR HEADER @ PARTYWALL**

SCALE: 1 1/2" = 1'-0"

FOR 11 7/8" JOIST DEPTH



1B / S3 **STAIR HEADER @ PARTYWALL**

SCALE: 1 1/2" = 1'-0"

Scale: AS NOTED	**QUAILE ENGINEERING LTD.** 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal: LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO SEPT 21, 2015	Project: BAYVIEW WELLINGTON [redacted] - COBBLEBROOK TOWNS PROJECT WHITBY, ONTARIO
Date: SEP-18-2015			TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 15-176 / Drawing No.: S3

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